

JOSEPH F. GRENIA ET UX TO ETTIE L. KLINE

THIS INDENTURE WITNESSETH: THAT JOSEPH F. GRENIA AND CARRIE E. GRENIA, HIS WIFE, OF SKAMANIA, SKAMANIA COUNTY, WASHINGTON, PARTIES OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF THIRTEEN HUNDRED FIFTY (\$1350.00) DOLLARS, CASH IN HAND PAID BY ETTIE L. KLINE, OF SAME PLACE, PARTY OF THE SECOND PART, HAVE GRANTED, BARGAINED AND SOLD, AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL AND CONVEY UNTO THE SAID ETTIE L. KLINE, PARTY OF THE SECOND PART, THE FOLLOWING DESCRIBED PREMISES, LOCATED, LYING AND BEING IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, TO-WIT:

COMMENCING AT A POINT 208.7 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION THIRTY-FOUR (34), TOWNSHIP Two (2), NORTH OF RANGE Six (6), EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 539.6 FEET; THENCE SOUTH 67° 36' EAST 460 FEET; THENCE SOUTH 42° 56' EAST 165 FEET; THENCE SOUTH 6° 54' WEST 121 FEET; THENCE WEST 97 FEET; TO SPRING CREEK; THENCE FOLLOWING CENTER OF SAID SPRING CREEK IN A SOUTHEASTERLY DIRECTION TO THE SUBDIVISION LINE; THENCE WEST ALONG SAID LINE 238.3 FEET; THENCE NORTH 208.7 FEET; THENCE WEST 208.7 FEET, TO PLACE OF BEGINNING, CONTAINING 4 $\frac{1}{2}$  ACRES, MORE OR LESS, EXCEPTING A RIGHT-OF-WAY TEN (10) FEET WIDE ALONG THE WEST SIDE OF SAID LAND FROM THE STATE ROAD TO THE POINT OF BEGINNING, AND RESERVING A ONE-HALF INTEREST IN THE SPRING LOCATED IN THE NORTHEAST PORTION OF SAID LAND, TOGETHER WITH THE RIGHT TO INSTALL AND MAINTAIN A PUMP AND PIPES TO CONVEY SAID WATER TO GRANTOR'S ADJACENT PROPERTY.

TO HAVE AND TO HOLD THE SAME, WITH THE APPURTENANCES, UNTO THE SAID ETTIE L. KLINE, PARTY OF THE SECOND PART, HER HEIRS AND ASSIGNS FOREVER.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE TO SECURE THE PAYMENT OF THE SUM OF THIRTEEN HUNDRED FIFTY (\$1350.00) DOLLARS, AND THE INTEREST THEREON IN ACCORDANCE WITH THE TENOR OF ONE CERTAIN PROMISSORY NOTE FOR SAID SUM, BEARING DATE OCTOBER 15TH, 1920, EXECUTED BY THE PARTIES OF THE FIRST PART IN FAVOR OF THE PARTY OF THE SECOND PART HEREIN, PAYABLE FOUR YEARS AFTER DATE, WITH INTEREST AT THE RATE OF SEVEN (7%) PER CENT PER ANNUM, PAYABLE ANNUALLY.

AND THE PARTIES OF THE FIRST PART AGREE TO KEEP THE BUILDINGS NOW UPON OR WHICH MAY HEREAFTER ERECTED UPON SAID PREMISES, INSURED AGAINST FIRE IN THE SUM OF TWELVE HUNDRED (\$1200.00) DOLLARS, IN SOME FIRE INSURANCE COMPANY SATISFACTORY TO THE PARTY OF THE SECOND PART, WITH LOSS, IF ANY, PAYABLE TO THE PARTY OF THE SECOND PART, AS HER INTEREST MAY APPEAR.

NOW IF THE SAID SUMS OF MONEY DUE OR TO BECOME DUE UPON SAID PROMISSORY NOTE, BE PAID ACCORDING TO THE PAYMENT THEREIN EXPRESSED, AND COVENANTS HEREIN MADE BY THE PARTIES OF THE FIRST PART, BE PERFORMED AS HEREIN PROVIDED, THIS CONVEYANCE SHALL BE VOID, BUT IN CASE DEFAULT BE MADE IN THE PAYMENT OF THE PRINCIPAL OR INTEREST AS IN SAID NOTE PROVIDED, OR SAID COVENANTS BE NOT PERFORMED IN ACCORDANCE WITH THE AGREEMENTS HEREIN CONTAINED, THEN THE SAID ETTIE L. KLINE, PARTY OF THE SECOND PART, HER HEIRS, ADMINISTRATORS OR ASSIGNS, MAY SELL THE PREMISES ABOVE DESCRIBED WITH THE APPURTENANCES, IN THE MANNER PRESCRIBED BY LAW, AND OUT OF THE MONEY ARISING FROM SUCH SALE, RETAIN THE SAID PRINCIPAL AND INTEREST, AND ANY SUMS WHICH THE PARTY OF THE SECOND PART MAY BE OR HAVE BEEN COMPELLED TO PAY FOR INSURANCE, TAXES OR OTHERWISE FOR THE PROTECTION OF THE