

W. R. DUGGER ET UX TO JAMES WALKENSHAW

\$135

THIS INDENTURE WITNESSETH, THAT WE, W. R. DUGGER AND HIS WIFE ELIZA DUGGER PARTIES OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED AND 00/100 DOLLARS, TO US IN HAND PAID, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, HAVE BARGAINED, SOLD AND CONVEYED AND BY THESE PRESENTS DO BARGAIN, SELL AND CONVEY UNTO JAMES WALKENSHAW PARTY OF THE SECOND PART, THE FOLLOWING DESCRIBED PREMISES, TO-WIT:

THAT CERTAIN PIECE OR PARCEL OF LAND IN SKAMANIA COUNTY, WASHINGTON TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24 IN TWP. 3 N. R. 7 E. W.M. AND RUNNING THENCE EAST SIXTY (60) RODS, THENCE NORTH EIGHTY (80) RODS, THENCE WEST SIXTY (60) RODS, THENCE SOUTH EIGHT_ (80) RODS TO THE PLACE OF BEGINNING CONTAINING 30 ACRES. TOGETHER WITH TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING. TO HAVE AND TO HOLD THE SAME, WITH THE APPURTENANCES, UNTO THE SAID JAMES WALKENSHAW HIS HEIRS AND ASSIGNS FOREVER.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE TO SECURE THE PAYMENT OF THE SUM OF SIX HUNDRED AND 00/100 DOLLARS, IN ACCORDANCE WITH THE TENOR OF A CERTAIN INSTRUMENT OF WRITING, OF WHICH THE FOLLOWING IS A TRUE COPY TO-WIT:

\$600.00

GRASS VALLEY, ORE. APRIL 15TH, 1922

TWO YEARS AFTER DATE, WITHOUT GRACE, WE PROMISE TO PAY TO THE ORDER OF JAMES WALKENSHAW AT GRASS VALLEY, OREGON SIX HUNDRED AND 00/100 DOLLARS, IN GOLD COIN OF THE UNITED STATES OF AMERICA, OF THE PRESENT STANDARD VALUE, WITH INTEREST THEREON IN LIKE GOLD COIN AT THE RATE OF 6 PER CENT. PER ANNUM FROM DATE UNTIL PAID, FOR VALUE RECEIVED. INTEREST TO BE PAID ANNUALLY AND IF NOT SO PAID, THE WHOLE SUM OF BOTH PRINCIPAL AND INTEREST TO BECOME IMMEDIATELY DUE AND COLLECTIBLE, AT THE OPTION OF THE HOLDER OF THIS NOTE. AND IN CASE SUIT OR ACTION IS INSTITUTED TO COLLECT THIS NOTE, OR ANY PORTION THEREOF, WE PROMISE AND AGREE TO PAY, IN ADDITION TO THE COSTS AND DISBURSEMENTS PROVIDED BY STATUTE, SUCH ADDITIONAL SUM, IN LIKE GOLD COIN, AS THE COURT MAY ADJUDGE REASONABLE, FOR ATTORNEY'S FEES TO BE ALLOWED IN SAID SUIT OR ACTION.

12¢ I.R.S. ATTACHED
DULY CANCELLED.

W. R. DUGGER

ELIZA DUGGER

No. _____

NOW, IF THE SUMS OF MONEY DUE UPON SAID INSTRUMENT SHALL BE PAID ACCORDING TO AGREEMENT THEREIN EXPRESSED, THIS CONVEYANCE SHALL BE VOID, BUT IN CASE DEFAULT SHALL BE MADE IN PAYMENT OF THE PRINCIPAL OR INTEREST, AS ABOVE PROVIDED, THEN THE SAID JAMES WALKENSHAW AND HIS LEGAL REPRESENTATIVES MAY SELL THE PREMISES ABOVE DESCRIBED, WITH ALL AND EVERY OF THE APPURTENANCES, OR ANY PART THEREOF, IN THE MANNER PRESCRIBED BY LAW, AND OUT OF THE MONEY ARISING FROM SUCH SALE RETAIN THE SAID PRINCIPAL AND INTEREST, TOGETHER WITH THE COSTS AND CHARGES OF MAKING SUCH SALE, AND A REASONABLE SUM AS ATTORNEY'S FEES, AND THE OVERPLUS, IF ANY THERE BE, PAY OVER TO THE SAID MORTGAGORS THEIR HEIRS OR ASSIGNS; AND THE SAID PARTIES OF THE FIRST PART, FOR THEIR HEIRS, EXECUTORS AND ADMINISTRATORS DO COVENANT AND AGREE TO PAY THE SAID PARTY OF THE SECOND PART, HIS EXECUTORS, ADMINISTRATORS OR ASSIGNS \$600.00 THE SAID SUM OF MONEY AS ABOVE MENTIONED.

WITNESS OUR HANDS AND SEALS THIS 15TH DAY OF APRIL A.D. 1922

Assigned. Book R. page 329
Det 9-25
Rell A. Mickel
County Auditor