

STATES, TO HIM IN HAND PAID BY THE SAID PARTIES OF THE SECOND PART, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DOES BY THESE PRESENTS GRANT, BARGAIN, SELL, CONVEY AND WARRANT UNTO THE SAID PARTIES OF THE SECOND PART, AND TO THEIR HEIRS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, LYING AND BEING IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, AND PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT:

ONE-EIGHTEENTH (1/18) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY: EAST HALF OF THE SOUTHWEST QUARTER, SOUTH HALF OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-ONE (21) IN TOWNSHIP THREE (3) NORTH, RANGE EIGHT (8) EAST OF THE WILLAMETTE MERIDIAN TO

TOGETHER WITH ALL AND SINGULAR THE TESTAMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING, INCLUDING THE MINERAL SPRINGS THEREON, HOTEL BUILDINGS AND PROPERTY SITUATED THEREON AND ALL FRANCHISES, EASEMENTS AND PRIVILEGES APPERTAINING THERETO;

ALSO ONE-EIGHTEENTH (1/18) INTEREST IN AND TO THE SAID PERSONAL PROPERTY UPON THE SAID REAL ESTATE BELONGING OR APPERTAINING TO THE HOTEL BUSINESS, INCLUDING FURNITURE, FIXTURES, LIVE STOCK, MACHINERY AND EQUIPMENT OF WHATSOEVER KIND OR NATURE USED IN CONNECTION WITH THE SAID ST. MARTINS MINERAL SPRINGS HOTEL ON SAID PROPERTY.

THE FOREGOING BEING ALL THE RIGHT, TITLE AND INTEREST AND THIS CONVEYANCE IS INTENDED TO CONVEY ALL THE RIGHT, TITLE AND INTEREST OF THE MORTGAGOR IN AND TO THE PROPERTY KNOWN AS THE ST. MARTINS MINERAL SPRINGS" PROPERTY, FULL TITLE OF WHICH IS HELD BY THE HEIRS OF ISADORE ST. MARTIN SR.;, DECEASED, AS TENANTS IN COMMON THEREOF.

ALSO ALL GRANTORS RIGHT, TITLE AND INTEREST IN AND TO THE RENTS, ISSUES AND PROFITS THEREFROM.

THIS CONVEYANCE IS INTENDED AS A MORTGAGE TO SECURE THE PAYMENT OF THE SUM OF ONE HUNDRED AND TEN DOLLARS (\$110.00) DOLLARS LAWFUL MONEY OF THE UNITED STATES, TOGETHER WITH INTEREST THEREON AT THE RATE OF TWELVE (12%) PER CENT PER ANNUM, PAYABLE QUARTERLY, FROM DATE UNTIL ^{PAID,} ACCORDING TO THE TERMS AND CONDITIONS OF ONE CERTAIN PROMISSORY NOTE BEARING EVEN DATE HEREWITH, MADE BY LUCIAN A. ST. MARTIN, PAYABLE ONE YEAR AFTER DATE TO THE ORDER OF W. A. ARNOLD AND FRANK A. WACHTER AND THESE PRESENTS SHALL BE VOID IF SUCH PAYMENT BE MADE ACCORDING TO THE TERMS AND CONDITIONS THEREOF. BUT IN CASE DEFAULT BE MADE IN THE PAYMENT OF THE PRINCIPAL OR INTEREST OF SAID PROMISSORY NOTE, ON ANY PART THEREOF, WHEN THE SAME SHALL BECOME DUE AND PAYABLE, ACCORDING TO THE TERMS AND CONDITIONS THEREOF, THEN THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS MAY IMMEDIATELY THEREAFTER IN THE MANNER PROVIDED BY LAW, FORECLOSE THIS MORTGAGE FOR THE WHOLE AMOUNT THEN UNPAID UPON SAID PRINCIPAL AND INTEREST, WITH ALL THE OTHER SUMS HEREBY SECURED.

THE SAID PARTY OF THE FIRST PART COVENANTS AND AGREES TO AND WITH THE SAID PARTIES OF THE SECOND PART THAT HE IS THE OWNER IN FEE SIMPLE OF THE ABOVE CONVEYED INTEREST IN AND TO THE SAID PROPERTY; THAT THE SAME IS FREE AND CLEAR OF ALL INCUMBRANCES WHATSOEVER; EXCEPT ONE JUDGMENT OF 75 00 DOLLARS PER MONTH ALIMONY DUE THAT HE HAS GOOD RIGHT TO SELL AND CONVEY THE SAME AND THAT HE WILL AND HIS HEIRS, EXECUTORS AND ADMINISTRATORS SHALL, ^{FOREVER} WARRANT AND DEFEND THE TITLE THERETO AGAINST ALL LAWFUL CLAIMS WHATSOEVER.

THE SAID PARTY OF THE FIRST PART DOES FURTHER COVENANT AND AGREE TO AND WITH THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS, THAT NEITHER HE, NOR HIS HEIRS, EXECUTORS AND ADMINISTRATORS OR ASSIGNS WILL ENTER INTO ANY LEASE OR ANY AGREEMENT FOR THE LEASING OF SAID PROPERTY WHILE THIS MORTGAGE REMAINS UNPAID WITHOUT THE WRITTEN CONSENT OF THE SAID PARTY OF THE SECOND PART, HIS HEIRS, EXECUTORS,

On satisfaction see page 155 Book 1 of Mortgage filed 3/11/1932. 5:19-32. Muelhrover, Co. Auditor

Conveyed Book R, Page 204 to 21, 1935 Rule as provided to and