

MORTGAGE RECORD S

SKAMANIA COUNTY, WASHINGTON

"PIONEER" INC., TACOMA-127555

JONES BUREAU LEAF, PAT. FEB. 7, 1905

NOW, THEREFORE, in consideration of said loan, and for the purpose of securing the payment of the said several sums of money named in said note, and the faithful performance of all the covenants herein contained, the party of the first part does hereby grant, bargain, sell and convey unto the said party of the second part his heirs and assigns forever, all of that certain real estate situated in Skamania County and State of Washington and described as follows, to-wit:

Beginning at a point S. 39 degrees east 650 feet from the center of Section Thirty-four (34) Township Two (2) North, Range Six (6) East of the W. M., thence S. 28 degrees E. 168 feet; thence S. 13 degrees 40' E. 200 Feet; thence S. 29 degrees 40' E. 268 feet; thence S. 23 degrees E. 268 feet to the north boundary of Lot Two (2) of Section Thirty-four (34) Township Two (2) North, Range Six (6) East of the W. M., said line following center of old road; thence west 760 feet; thence north to the south line of S.P. & S. Railway right of way; thence easterly along said right of way to point of beginning.

ALSO, Lot Numbered One (1) in Section Three (3), Township One (1) North, Range Six (6) East of W. M.; and Lots Numbered Two (2) and Three (3) and the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township Two (2) North Range Six (6) East of the W. M. Saving and excepting therefrom the following described tracts, to-wit: Duncan Creek Addition in Section Thirty-four (34) Township Two (2) North, Range Six (6) East of the W. M. as per recorded plat thereof in Skamania County, Washington.

ALSO, Three and 48/100 (3.48) acres in northeast corner of Lot Two (2) Section Thirty-four (34) Township Two (2) North, Range Six (6) East of the W.M. described as follows.

Beginning at the northeast corner of said Lot Two (2), thence west 330 feet; thence south 540 feet; thence easterly along the bank of the Columbia River to its intersection with the east line of said Lot Two (2); thence north 380 feet to the point of beginning.

Also tract sold to C. O. Lemon described in deed recorded at page 1, Book "P" deeds; tract sold to Ord. L. Irwin described in deed recorded at page 57, Book "N" deeds; tract sold to Sylvan Grange No. 474, described in deed recorded at page 338, Book "N" deeds; tract sold to Skamania County lying north of State Road No. 8 and west of Duncan Creek Road; also rights or way wold to S.P. & S. Railway Co., described in deed recorded at page 451, Book "I" Deeds; and described in deed recorded at page 162, Book "K" deeds, and right of way sold to Northwestern Electric Company described in deed recorded at page 615, Book "N" deeds, all in deed records of Skamania County, Washington

Together with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold unto the party of the second part, his heirs and assigns forever.

But as a Mortgage to secure the payment of several sums of money specified in said note before mentioned, and the performance of the covenants and conditions herein contained.

And the party of the first part covenants that said William Sams is the owner in fee simple of said real estate. That it is free from incumbrance, and that he will pay all of said sums of money, the principal and interest, specified in said note at the times therein designated, and all the taxes and assessments which may be assessed or levied against the party of the second part, or assigns, on account of said note or mortgage, and all taxes and assessments which may be lawfully levied upon or against said land when the same becomes due and payable, and not later than ten days before the same becomes delinquent.

And that he will keep the buildings erected and to be erected upon the lands above described insured against loss by fire in the sum of Two Thousand and no/100 Dollars, in a company or companies to be designated by the mortgagee, the policy or policies to be delivered and the loss, if any, made payable to such mortgagee; and

And it is expressly agreed and provided by and between the parties hereto, that if said mortgagor shall fail or neglect to insure said buildings, or shall fail