

# MORTGAGE RECORD U

## SKAMANIA COUNTY, WASHINGTON

SECTION 67. In case one or more of the events of default shall happen and shall not have been remedied, the Trustees, by their agents or attorneys, with or without entry,

(a) may, so far as permitted by law, sell to the highest responsible bidder all and singular the mortgaged property, such sale to be made at public auction at such place and at such time and upon such terms as the Trustees may fix and briefly specify in the notice of sale to be given as herein provided, or as may be required by law; and/or

(b) may proceed to protect and enforce their rights and the rights of the Bondholders under this Indenture, by a suit or suits in equity or at law, whether for the specific performance of any covenant herein contained or in aid of the execution of any power herein granted or for the foreclosure of this Indenture or for the enforcement of any other legal or equitable right, as the Trustees, being advised by counsel, shall deem most effectual to enforce any of their rights or to perform any of their duties hereunder, or to enforce any of the rights of the Bondholders hereunder.

SECTION 68. Notice of any sale pursuant to any provision of this Indenture shall state the time when and the place where the same is to be made, and shall contain a brief description of the property to be sold, and shall be sufficiently given if published once in each of the 4 successive calendar weeks next preceding the week in which such sale is to be made in one daily newspaper printed in the English language and published and of general circulation in the Borough of Manhattan, The City of New York, and in one daily newspaper printed in the English language and published and of general circulation in the City of Portland, State of Oregon, and in one newspaper printed in the English language and of general circulation in the place or places (if other than the cities aforesaid) where such sale is to take place (in each instance upon any secular day of the week and in any such newspaper), and if given in such other manner as may be required to comply with any statute or rule of law or order of court.

SECTION 69. The Trustees may from time to time adjourn any sale to be made by them under the provisions of this Indenture by announcement at the time and place appointed for such sale or for any adjournment thereof; and without further notice or publication, they may make such sale at the time and place to which the same shall have been so adjourned.

SECTION 70. Upon the completion of any sale or sales under this Indenture, the Trustees shall execute and deliver to the accepted purchaser or purchasers a good and sufficient deed or deeds of conveyance, sale and transfer of all the property sold; and the Trustees or their successors are hereby irrevocably appointed the true and lawful attorneys of the Company, with power of substitution, in its name and stead, to make all necessary deeds and conveyances of the property thus sold; and for that purpose they may execute all necessary deeds and instruments of assignment and transfer, the Company hereby ratifying and confirming all that its said attorneys shall lawfully do by virtue hereof. The recitals in any such deed, conveyance, or assignment, of default, the giving of notice of sale and all other recitals of facts pertaining to such sale shall be conclusive proof of the matter so recited, and such deed, conveyance or assignment shall be effective and conclusive against the Company, its successors and assigns and all other persons.

Any such sale or sales made under or by virtue of this Indenture, whether under the power of sale herein granted or by virtue of judicial proceedings, shall operate to divest all right, title, interest, claim and demand whatsoever, either at law or in equity, of the Company of, in and to the property so sold, and shall be a perpetual bar, both at law and in equity, against the Company, its successors and assigns, and against any and all persons claiming or who may claim the property sold, or any part thereof, from, through or under the Company, its successors or assigns.

The receipt of the Trustees or of the corporate Trustee or of the court officer conducting any such sale shall be a full and sufficient discharge to any purchaser of any pro-