

MORTGAGE RECORD U
SKAMANIA COUNTY, WASHINGTON

1. This mortgage, made this 25th day of July, 1939, by O. C. Larsen and Rose Larsen, of Underwood, County of Skamania, State of Washington, (hereinafter/called the Mortgagor), is given to the United States of America (hereinafter called the Mortgagee), in consideration of and to secure the payment of:

(a) The sum of Two Hundred Fifty and no/100 (\$250.00) Dollars loaned to the Mortgagor, or so much thereof as remains unpaid, with interest at the rate per annum indicated, which debt(s) is (are) evidenced by a promissory note(s) dated as indicated, executed by the Mortgagor to the Mortgagee, or to the payee indicated and now held by the Mortgagee, and payable in one or more installments, the due date of the last of which is indicated:

Amount	Interest Rate	Date	Payee	Last Installment Due
\$250.00	5%	June 29, 1939	United States	June 20, 1944.

and any first and successive extensions or renewals, in whole or in part, of any or all of such promissory notes, or of any other obligations secured hereby, including interest thereon; and

(b) Any future or additional sum or sums not exceeding the aggregate amount of _____ (\$_____) Dollars, loaned to the Mortgagor by the Mortgagee within one year from the date hereof for any purpose, with interest at a rate not in excess of five per cent (5%) per annum.

2. The Mortgagor/hereby grants, bargains, sells and conveys unto the Mortgagee the following described real property situated in the County of Skamania, State of Washington, to-wit:

x194--All that part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 21, Twp. 3 N. R. 10 which lies on the W side of the Sec. called Ray Moore road as at present surveyed and used, containing 2.45 acres.

N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Sec. 21, Twp. 3, N. Range 10, containing 20 acres.

A strip of land 100' wide along the S. side of that tract of land described as being all that portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 14, Twp. 3 north R. 10 which lies W of the center of the road leading to the Electric Power Plant of the NW Elec. Co., containing 1.50 acres.

Beg. at the NW corner of the SW $\frac{1}{4}$, thence E 209', S. 104', W 209', N. 104', containing .50 acres.

together with all rents thereof, buildings improvements and appurtenances thereunto belonging, water and water rights and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property is sometimes hereinafter designated as the "Said property";

To Have and To Hold the said property unto the Mortgagee and its assigns forever.

3. The Mortgagor covenants and agrees that:

(a) He is lawfully seized of the said property in fee simple and will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever; and that the said property is free from all encumbrances and liens whatsoever, except:

(b) He will pay, before the same shall become delinquent, all taxes, assessments, liens, charges and encumbrances which affect the said property, this mortgage, or the indebtedness secured hereby.

(c) He will immediately upon the execution of this mortgage provide and deliver to the Mortgagee, and thereafter maintain, fire insurance policies and such other insurance policies as the Mortgagee may require upon the said property, which policies shall be satisfactory to and shall be for the benefit of the Mortgagee as its interest may appear; and any proceeds collected under such insurance policies, at the option of the Mortgagee, shall be used by the Mortgagor under the direction of the Mortgagee for the replacement or repair of any part of the said property which may be damaged or destroyed.

(d) He will commit or suffer no waste on the said property, will maintain the same in