

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Four thousand and no/100 DOLLARS, lawful money of the United States, to then in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged do by these presents, Grant, Bargain, Sell, Convey and Warrant unto the said party of the second part, and to her heirs and assigns, the following described tract or parcel of land, lying and being in the County of Skamania, and State of Washington, and particularly bounded and described as follows, to-wit:

All that part of the West half of the Northwest quarter of the Northeast quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) sec 28 tp 3 N R 8 E. W. M. lying north of the north line of the strip of land acquired by the United States for the Bonneville Transmission Line, EXCEPTING that parcel conveyed to Lawrence E. Wilson et ux described as follows; "Commencing at the intersection of the north line of the Bonneville Transmission Line right of way with the center line north and south through section 28 tp 3 N R 8 E. W. M., thence N 0°47' W 208 feet, thence N 89°16'30" E 208 feet, thence S 0°47' E 208 feet, thence S 89°16'30" west 208 feet to the place of beginning." Also conveying easement appurtenant for use of land in strip acquired for transmission line.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.

THIS CONVEYANCE is intended as a MORTGAGE to secure the payment of Four thousand and no/100 DOLLARS, lawful money of the United States, together with interest thereon at the rate of six per cent per annum from date until paid, according to the terms and conditions of one certain promissory note, bearing date March 4th, 1946, made by parties of the first part payable in quarterly installments of not less than \$200.00, first payment June 1st, 1946 after date to the order of Anne F. Monaghan 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, or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, or in case of failure to pay taxes and assessments before delinquency, then the said party of the second part, her heirs, executors, administrators or assigns may immediately thereafter, in the manner provided by law, foreclose this mortgage for the whole amount due upon said principal and interest, with all the other sums hereby secured.

In any suit or other proceeding which may be had for the recovery of the amount due, on either said note or this mortgage, said party of the second part, her heirs, executors, administrators or assigns shall have the right to have included in the judgment which may be recovered, the sum that the court may adjudge reasonable as attorney's fees, to be taxed as part of the costs in such suit as well as all payments which said party of the second part, her heirs, executors, administrators and assigns may be obliged to make for her or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

The parties of the first part agree to keep the property insured in the sum of \$2500.00 payable to the party of the second part as her interests may appear.

In case of the foreclosure of this mortgage, the party of the second part, her heirs, executors, administrators or assigns shall be entitled to have entered in such foreclosure suit a judgment for any deficiency remaining due upon account of the indebtedness secured hereby, including taxes, insurance or other lawful assessments after applying the proceeds of the sale of the premises above described to the payment thereof, and to the costs of such foreclosure suit.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of) Joe Blattler (SEAL)
Frances Blattler (SEAL)