

MORTGAGE RECORD-Y

SKAMANIA COUNTY, WASHINGTON

PIONEER, INC., TACOMA 412

Mortgage Record - Y

Given under my hand and official seal this 9 day of Nov 1950.

(Notarial seal affixed)

R. M. Wright
Notary Public for Washington
residing at Stevenson therein.

Filed for record November 16, 1950 at 9-00 a.m. by R. J. Salvesen.

John C. Wachtler
Skamania County Auditor

#41780 Rolf E. Jemtegaard et ux et al to Louis L. Hall et ux.

MORTGAGE

THE MORTGAGORS, ROLF E. JEMTEGAARD and MAE F. JEMTEGAARD, husband and wife, and GUDRUN JEMTEGAARD, single hereinafter referred to as the mortgagor, mortgages to LOUIS L. HALL and MARION S. HALL husband and wife, the following described real property situate in the County of Skamania, State of Washington:

The West half of the Southwest quarter of the southwest quarter (W $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Eight (8), Township One (1) North Range Five (5) East of the Willamette Meridian;

And; The East half of the Southeast quarter and the Southwest quarter of the Southeast Quarter (E $\frac{1}{2}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Seven (7) Township One (1) North Range Five (5) East of the Willamette Meridian;

EXCEPT that portion described as follows:

Commencing at the southeast (SE) corner of said Section Seven (7), thence north along the East Section line 18 rods; thence west 92 rods more or less to a point on the east brink of the Canyon thereon; thence South along the East brink of said Canyon to the South line of said Section 7; and thence East along said South Section line to the point of beginning.

SUBJECT to the agreement with B. Jemtegaard to use a strip on the South side of the tract for road purposes, and certain water rights as recorded in Book "P" of Deeds at page 80, records of Skamania County, Washington. SUBJECT further to a Commissioners loan in favor of Federal Land Bank of Spokane, and mortgage in favor of Federal Land Bank of Spokane

together with the appurtenances, and all awnings, screens, mantels, and all plumbing, lighting, heating, cooling, ventilating, elevating and watering apparatus and fixtures now or hereafter belonging to or used in connection with the property, all of which shall be construed as a part of the realty.

To secure the performance of the covenants and agreements hereinafter contained, and the payment of Two Thousand and no/100 (\$2000.00) Dollars with interest from date until paid, according to the terms of a certain promissory note bearing even date herewith.

The mortgagor covenants and agrees with the mortgagee as follows: that he is lawfully seized of the property in fee simple and has good right to mortgage and convey it; that the property is free from all liens and encumbrances of every kind; that he will keep the property free from any encumbrances prior to this mortgage; that he will pay all taxes and assessments levied or imposed on the property and/or on this mortgage or the debt hereby secured, at least ten days before delinquency, and will immediately deliver proper receipts therefor to the mortgagee; that he will not permit waste of the property; that he will keep all buildings now or hereafter placed on the property in good order and repair and unceasingly insured against loss or damage by fire to the extent of the full insurable value thereof in a company acceptable to mortgagee and for the mortgagee's benefit, and will deliver to mortgagee the policies, and renewals thereof at least five days before expiration of the old policies.

Should the mortgagor default in any of the foregoing covenants or agreements, then the mortgagee may perform the same and may pay any part or all of principal and interest of any prior encumbrance or of insurance premiums or other charges secured hereby, and any amount so paid, with interest thereon at the highest legal rate from date of payment shall be repayable by the mortgagor on demand, and shall also be secured by this mortgage without waiver of any right or other remedy arising from breach of any of the covenants hereof.

Satisfied
BK 27
Pg 232