

129057

After recording return to:

Shawn R. MacPherson  
430 N.E. Everett Street  
Camas, WA 98607

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY *Krupp, O'Neil & Apuris*

AUG 25 3 33 PM '97

*G. H. Olson*  
AUDITOR  
GARY H. OLSON

BOOK 168 PAGE 536

### MORTGAGE

Mortgagor: Richard M. Pfeiffer

Mortgagee: The Jack D. Collins and Irma B. Collins Living Trust

Legal Description (abbrev.): Located within the NE 1/4 of the NW 1/4 of Sec. 8, T1N, R5E of the W.M.

Tax Parcel ID #: 01 05 03 0 0 0202 00

The Mortgagor Richard M. Pfeiffer, a single man, hereinafter called the "Mortgagor", mortgage to THE JACK D. COLLINS and IRMA B. COLLINS LIVING TRUST, hereinafter called the "Mortgagees", to secure payment in the sum of \$20,000 (Twenty thousand) dollars, or so much thereof as may be advanced, with interest thereon, according to the terms of a Promissory Note bearing date, August 15, 1997, the following described real property situate in the County of Skamania, State of Washington, to wit;

Located within the Northeast quarter of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian and more particularly described as follows:

BEGINNING at a point which lies S. 1, 316.17 ft. from the 1/4 corner common to said Sec. 8 and Sec. 5, T.1 N., R. 5 E. of the Willamette Meridian; thence N. 89° 12' W. 74.11 ft. to the easterly right of way line of Belle Center Rd.; thence along said easterly right of way line N. 25° 36' W. 35.69 ft.; thence N. 64° 24' E. 5 ft.; thence N. 25° 36' W. 37.15 ft. to the beginning of a tangent 751.20 ft. radius curve to the left; thence along said curve 65.92 ft. thru an angle of 5° 01' 41"; thence radial to said curve S. 59° 22' 18" W. 5 ft.; thence from a tangent which bears N. 30° 37' 42" W. along the arc of a 746.20 ft. radius curve to the left 276.82 ft. thru an angle of 21° 15' 18"; thence tangent to said curve N. 51° 53' W. 22.07 ft.; thence N. 38° 07' E. 10 ft.; thence N. 51° 53' W. 12 ft.; thence leaving least named easterly right

of way line N. 64° 44' 56" E. 374.39 ft. to the ¼ Sec. line between the N.E. ¼ of the N.W. ¼, and the N.W. ¼ of Sec. 8, T. 1 N., R. 5 E. of the Willamette Meridian: thence along said line S. 520. ft. to the point of beginning.

EXCEPT B.P.A. powerline easement, recorded page 63 of Book 29 of Deeds, under Auditor's File NO. 31566, records of Skamania Co., Wa.

B.P.A. access easement recorded page 235 of Book 29 of Deeds, under Auditor's File No. 31972, records of Skamania Co., Wa.

EXCEPT: 60 ft. easement over the Northerly part of the above described real estate for Canyon Ridge Road; a private road, for the use of the seller, his heirs, and assigns, for road purposes.

SUBJECT to that certain real estate contract with Jack D. Collins and Irma B. Collins Living Trust, as seller, and Richard M. Pfeiffer, a single man, as purchaser, executed on February 2, 1994 recorded with the office of the Skamania County Auditor at File No. 118660, Book 141, Page 264.

And the mortgagor promises and agrees to pay before delinquency all taxes, special assessments and other public charges levied, assessed or charged against said described premises; and to keep all improvements to be constructed on said described premises insured against loss or damage by fire or other casualties to the full insurable value thereof, for the benefit of the mortgagees and to deliver copies of all policies and renewals to the mortgagees, if requested.

Upon recording of this mortgage, it is agreed the proceeds of said loan shall be used in the construction of improvements upon the aforescribed real estate.

In case the mortgagor shall fail to pay any installment of principal or interest secured hereby when due or to keep or perform any covenant or agreement aforesaid, then the whole indebtedness hereby secured shall forth with become due and payable, at the election of the mortgagees.

In any action brought to foreclose this mortgage or to protect the lien hereof, the mortgagees shall be entitled to recover from the mortgagor a reasonable attorney fee to be

Mortgage

Page 3

allowed by the court and the reasonable cost of searching the records in obtaining abstracts of title or title reports for use in said action, and said sum shall be secured by this mortgage. In such foreclosure action, a deficiency judgement may be entered in favor of the mortgagees.

IN WITNESS WHEREAS, said mortgagor set his hand this 15<sup>th</sup> day of August, 1997.

*Richard M. Pfeiffer*  
Richard M. Pfeiffer

STATE OF WASHINGTON )

) ss.

COUNTY OF CLARK )

On this day personally appeared before me RICHARD M. PFEIFFER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15<sup>th</sup> day of August, 1997.

*Natalie J. Wood*  
Notary Public in and for the State of  
Washington, Residing at Camas  
My appointment expires: 01-01-01

