89370

DEED OF TRUST

THIS DEED OF TRUST is made this

19. The among the Grantor, WILLIAM STORES AND RESERVA A. PLANNING, UNITAME AND MISS.

(herein "Borrower"), FIRST AMERICAN TITLE COMMENCE

(herein "Borrower"), FIRST AMERICAN TITLE COMMENCE

(herein "Trustee"), and the Beneficiary

(Assumed and Angles and Angles and Angles Angles Angles and Angles Angles

Borrow ex, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of State of Washington:

The Morth Smif of the Worth Half of the Northwest Guarder (N is M in M) or section 6, Cassinip 1 Morth, Bance 6 E.W.W., EXCEPT the west 1, 70 feet the sect. AND INCOPE that cost on the reof lying easterly of the center of County Read No. 1809 decimates as the Smith-Crips Read.



The part with all the improvement was an equilibrium of an improvement and all externations of the property and all externations of the region of the property of the externation of the externation of the property and apply such more of regions of the property and all firms a new or betterfield as the property attending replacements and administrations there is shell be decreated to be and tracked in the property according to the David of Triest and all of the isotograms, together with each property for the leaveshedd results of the leaves to the Property.

To Success to Lender (a) the repayment of the indebte does evidenced by Berrower's note dured. As exact to therein "Note" I in the principal sum of \$12072.475.07 \$127.56.00 \$120.56.00 \$100.50.00 \$10

Borrow, r covenants that Borrower is lawfully sense? of the estate bereby conserved and has the right to grant and estates the Property that the Property is unencumbered, and shat Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, casemants or testrictions listed in a schedule of exceptions to coverage in any title measures, policy insuring Lender's interest in the Property.

Uniform Covenants. Borrower and Lender covenant and agree as follows

Uniform Covenants. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of end interest on months to the Note, prepayment and late charges as privated in the Note, and the principal of and interest on any Fisture Advances secured by this Dead of Trist.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day assumbly installments of principal and interest are payable under the Note institute Note is paid in fed a sum therein "Funds"; equal to one twelfth of the yearly taxes and assessments which may astain priority over the Deed of Trist, and ground rents on the Property, if any, plus one twelfth of yearly primate installments for hazard insurance plus one twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated insulative and from time to time by Lender on the basis of assessments and bells are reasonable estimates thereof.

The Fends shall be held as an institution the deposits or security of which are insurance or sustanced by a Federal or state agency oncluding Lender if Lender is such an institution. Lender shall apply the Funds to pay said bases, assessment or verifying and compiling said assessments and bells unless Lender pays Borrower adverse for the Funds, analyzing said assessments are triffing and compiling said assessments and bells unless Lender may agree in writing at the time of everyting and compiling said assessments and bells unless Lender may agree in writing at the time of everyting and compiling said assessments and bells unless Lender may agree in writing at the time of everyting believed in the Europe shall not the Funds will be paid to Horrower and writing at the time of everyting to the Funds and applicable law requires such interest to be paid. Lender shall not be required to pay Borrower are inferent or entings on the Funds and the purpose for which each debit to the Funds will b

purpose for which each debt to the Funds with the French are predicted as additional accounts for the same accuracy by this Deed of Trust.

If the amount of the Funds held by Lender, together with the factor monthly installments of funds provide prior as the due dates of taxes assessments, insurance premiums and ground revers shall be such excess shall be an increasing a part and the due taxes assessments. Insurance premiums and ground revers shall be an increasing appear at the promptly repeat to Borrower are credited to Borrower on monthly installments of Funds. If the arrows of the Funds held by Lender shall not be sufficient to pay laxes, assessments, insurance premiums and ground revers to the Funds held by Lender the Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Deed of Trust Lender shall promptly reform the distribution in the same secured by the Deed of the Property of the Property of the Property of the Property of the Standard S

4. Chargest Liens. Burrower shall par all taxes assessments and other the Property which may atten a priority over the Dood of Trust, and say manner provided under paragraps. I hereast of it has poid in the parest thereon. However, small primarily termined to the parest thereon the Borrower shall make parament directly. Becrower the promptly discharge one from which has prime to the most of gastrel to the becrease any each ten be caused to the promptly discharge over from a fine of the promptly discharge over from the property of the parameter of the promptly discharge any each ten because of the promptly discharge any each ten because of the promptly discharge any each ten because of the property of the parameter. It is a property to the property of the parameter of the property of the parameter of the paramet Business of the second

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that Lender shall give I

89320

DEED OF TRUST

THIS DEED OF TRUST is made this 25th day of ARDRAS.

19 m among the Crantor WILLIAM FEDRING AND ROBERTA A. PLANUED, HESDAND AND WIFE.

OF SHAMBULA CENTY (herein "Borrower"), FIRST AMERICAN TITLE CONVANY.

(herein "Trustee"), and the Beneficiary,

AMERICAN FEDRING AND AND ADDICATION a corporation organized and

existing inter the laws of THE UNITED SACES OF AMERICA whose address is 120S ENGALWAY.

WHOSE AMERICANSE, MAINTERON.

(herein "Lender").

Borrowers, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of State of Washington:

The North Wals of the North Half of the Northwest Quarter (2 ty N to the of Section 6, Township I North, Rappe 6 E.M.M., EXCEPT the west 1, "30 feet bereaf. AND EXCEPT that bork on thereof lying exterly of the center of County Rose No. 1999 declarated as the Smith+Crime Rose.

Which the transfer of the Service Calmert (1975) 2005; Tester (1975) 1975; Tester (197

Fig. 1 is a set of the improvement more or between the property and all each costs, rights, repair manages many contrasts for a cost of the region and authorities given between the localist to collect and apply such that is recalled in the property and of section regions, water water of the action which and all fixture more or between the property and of section including replacements and additions the ideal be decimed to be and remain a part of the property covered by this Deed of Trust, and all of the foregoing, together with said property for the Fuschold estate if this Deed of Trust is on a leasehold) are forced referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and snowy the Property than the Property is unencumbered, and that Borrower will warrant and defend generally the to the Property against all claims and demands, subject to any declarations, easements or restrictions inted in a scoredule of exceptions to coverage in any fills insurance policy insuring Lende's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

Uniform Covenants. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on the indebtedness evidenced by the Deed of Trust.

2. * ads for Taxes and Insurance. Subject to applicable law or to a written was er by Lender. Borrower shall pay to Lender. In the day monthly installments of principal and interest are payable under the Note and the Note is paid in full, a sum therein "Funds" equal to one-twelfth of the yearly taxes and assessments which may ottain priority over the Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonable estimated initially, and from time to time by Lender on the basis of assessments and bills are reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Faueral or state agency (including Lender is such an institution). Lender shall apply the Funds to pay and taxes, assess ments and expensively for the sum and ground rents. Lender may not charge for so helding and applying the Funds and applicable assumptions and assessments and bills unless Lender pays Borrower interest on the Funds and applicable assumptions and account or verifying and compiling said assessments and bills unless Lender pays Borrower interest on the Funds and applicable assumptions such interest to be paid. Lender shall not be required such interest to be paid. Lender shall not be required and interest or attending to the Funds and between the purpose for which each debit to the Funds was made. The Funds are piedged as additional security for the sums secured by the Deed of Trust.

shall give to florrower, without charge, an amoust accounting of the Funds snewing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are piedged as additional security for the sum; secured in this Deed of Trust.

If the amount of the Funds held by Lender tegether with the future rountily notationents of Funds, put the purpose to the date dates of taxes, assessments, muranee permission and ground routs, whall exceed the amount requires a season assessments, muranee premission and ground routs with the future assessments, muranee premission and ground routs with the future assessments, muranee premission and ground routs with the future assessments, muranee premission and ground routs are assessments, muranee premission and ground routs are assessments, muranee, premission and ground routs are assessments, muranee, premission and ground routs are assessments, assessments, assessments, and the formit held by Lender shall not be sufficient to pay taxe, assessments, insurance premission and ground routs as me, the formit held by Lender any amount necessary to make up the deficiency which follows the form the date contains an account of the trust of the deficiency which follows the form the date contains an account of the formit of the deficiency which follows the form the date contains an account of the formit of the deficiency which follows the formit of the lender of the trust of the same secured the trust of the same promptile of the formit of the same as a final and the field by Lender the trust of the same of a population as a creat against the same secured by the board of firm.

A Application of Payments — follows applicable law provides otherwise and account of the same account o

Interfere carried.

All morrows policies and removals there is shall be morrow acceptable to Lender an early of more a standard more in the form of th

Preservation and Maintenance of Property: Lengthday Condominance, Plasmed Unit Execuping to, Rossocie A Preservation and Maintenance of Property Leaveholds: Confirminium, Planned Unit Levelopments. Increases of the Property in great separate that the continue again at protein magnetic or destructives or one Property and state of the Property of the Property in great separate of the Property of the Confirminium of the Property of the Administration of the Property of the Administration of the Property of the Property Institute of Tender's Newscript of T

were a part harmal.

7. Protection of Lender's Security. If Borrower tails to perform the enversaria and agreements contained in the Lender of Trust, or if any action or proceedings a commenced which interruity affects Lender's represent in the Property misinding by the threshold of trust, or if any actions or proceedings a commenced which interruity affects Lender's represent in the Property misinding by the threshold of trust of the commenced which interruity affects the trust inversal in the Property misinding by the trust of the commenced with appearance, and the statements of proceedings in the commenced with a process of the commenced with the comme

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust, which the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender as is equal to that propertion which the amount of the sums secured by this Deed of Trust such proportion of the proceeds taking bears to the fair market value of the Property immediately prior to the date of paid to Borrower.

If the Property is absordant to Borrower.

paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is Property or to the sums secured by this Deed of Trust.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of the sum of the proceeds to principal shall not extend such installments.

such installments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors' in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest.

11. Forbearance by Lender Not a Walver. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

12. Remedies Contulative. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or afforded by law or equily, and may be exercised concurrently, independently or successively.

12. Rymedies Cumulative. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or afforded by law or equily, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereinder shall inure to, the respective successors and assigns of Lender and Borrowers, subject to the provisions of paragraph 17 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Deed of Trust are for ce, venience only and are not to be used to interpret or define the provisions hereof.

14. Notice, Except for any notice required under applicable law to be given in another manner. (a) any notice to horrower provided for in this Deed of Trust shall be given by mailing such notice by certified mail addressed to Borrower as the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return recept required to Lender's address stated herein or to such other address as Lender may designate by notice to Lender's and the herion or to be defended to have been given to Borrower as provided herein, and such other address as Lender may designate by notice to Lender's address stated herein or to Deed of Trust shall be deemed to have been given to Borrower as provided herein, and part and the provision of the borrower or Lender when given in the manner designated herein, at the state of the property. This Deed of Trust shall be governed by the law of the jurisdiction in which the Property is focated. In the event that an provision or clause of this Deed of Trust or the Note conducts with applicable law, such conflict shall not affect other provisions of the Deed of Trust or the Note which can be given effect with a provision of the Deed of Trust

Nos-Uniform Covenants. Borrower and Lender further cavenant and agree as follows:

Nos-Uniforst Covenants. Horrower and Lender further expending and agree by follows:

18. Acceleration; Remedies. Except as provided in paragraph 17 hereof, upon Bortower's breach of any covenant or agreement of Borrower in this Deed of Trust, including the covenants to pay when due my sums secured by this Deed of Trust, Lender prior to acceleration shall give notice in the manuar prescribed by "oplicable law in Borrower and to the other persons prescribed by applicable have specifying it in the breach (2) the action required to cure such breach (3) a date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach rough the care (3) it date, not less than 30 days from the date the notice is mailed to Borrower, by which such breach on on before the date specified in the another may result in acceleration of the suras secured by this Deed of Trust and sale of the property of public meritage and to elses than 120 days in the future. The notice shall further inform Borrower of (1) the right to reinsule alter acceleration, (ii) the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration, (ii) the right to reinsule shall any other matters required to be included in such notice by applicable law. If his heroch is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sum's secured by this Deed of Trust to be immediately the small payable without for the common date of the sum's secured by this Deed of Trust to be immediately the small payable without for the contract of the small be entitled to collect all reasonable actions and contract in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable atformer's fees.

If Lender insides the power of sale, Lender shall give written malice to Trustee of the occurrence of an event of

including, but not limited to, reasonable attorney's feest and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver; Lender in Possession. As additional security hereindar, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the

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idicially appointed receiver, shall be entitled to eyer upon, take hossession of the manager shall be applied first to payments of the Property, including those past due. All rents collected by Lender or the receiver shall be applied first to payment the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premium receiver's bonds and reasonable atternoy's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver's bonds and reasonable atternoy's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver's bonds after a property and shall surrower, Lender, at Lender's option prior to full reconveyance of the Property retrieve to Borrower, many make Future Advances to Borrower. Such Future Advances, with interest thereon, shall terred by this Deed of Trust when evidenced by pramissory notes stating that said notes are secured hereby. 22. Reconveyance. Upon payment of all sums secured by this Deed of Trust, Lender shall request Trustee to reason Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trustee. Property without warranty and without charge to the person or persons legally entitieted. Such person or persons shall pay all costs of recordation, if any. 23. Substitute Trustee, in accordance with applicable law. Lender may from time to time appoint a successor trustee any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law. 24. Use of Property. The Property is not used principally for agricultural or farming purposes.	erty erty l be vey it to tled
IN WITNESS WHEREOF, Borrowir has executed this Deed of Trust.	
William Fosburg -Bor	fower
Otensen de	
TATE OF WASHINGTON	
On this Petric day of Asyrath 19.1 before me the undersigned, a Notary Public in or the State of Washington, duly commissioned and sworn, personally appeared. To me known to be the individual(s) direct and who executed the foregoing instrument, and acknowledged to me that the signed and scale aid instrument as the infere and voluntary act and deed. for the uses and purposes therein ments Witness in hand and official seal affixed the day and year in this certificate above written. My Commission contains the first and the first and find the state of wash rates reason, at	ribed d the
REQUEST FOR RECONVEYANCE	
Carlont dine	T - 6 .
"The indersigned is the holder of the note or notes secured by this Deed of Trust. Said note or note to with all their indebtedness secured by this Deed of Trust, have been paid in full. You are it reby directed to said note or notes and this Deed of Trust, which me denvered hereby, and to reconvey, without warranty, estate now held by you under this Deed of Trust to the person or persons locally entailed thereto.	in the sail
Date: A control of the control of th	
원들과 그 사람들은 경기가 되는 것 같은 사람이 다른 생각이 되었다.	1 (
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Condemnation. The proceeds of any award or claim for damages, direct of consequential, in connection with any
condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender as is equal to that proportion which the amount of the sums secured by this Deed of Trust such proportion of the proceeds taking bears to the fair market value of the Property immediately prior to the date of paid to Borrower.

paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date such notice is mailed. Lender is authorized to collect and apply the proceeds, at Lender's option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

such listallments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower's successors in interest in the for payment or otherwise holding apportization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and long or successors in interest.

11. Forbearance by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder, of therwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

12. Remedies Cumulative. All remedies provided in this Deed of Trust are distinct and cumulative to any other right or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

12. Remedies Comulative. All remedies provided in this Deed of Trust are distinct and curaulative to any other right or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

13. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and, the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17 hierof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this Deed of Trust are for convenience only and are not to be used to interpret or define the provisions haveof.

14. Notice. Except for any notice required under applicable law to be given in another manner. (a) any natize to Borrower provided for in this Deed of Trust shall be given by mailing such notice by certified mil addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and such other address as Lender may designate by notice to Lender and provided for in this Deed of Trust shall be given by notice to Borrower any provided for in the Deed of Trust shall be desemed to have been given to Borrower as provided herein, and such other address as Lender may designate by notice to Borrower as provided herein, and to the standard of the provision of the Covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property. This Deed of Trust of the Note which and be of the standard provision or clause of this Deed of Trust or the Note which and be one of the property is located. In the event that any provision or clause of this Deed of Trust or the Note which and be one of the provisions of this Deed of Trust or the Note which and be one of the property and the provisions of the Deed of Trust or the Note w

Non-Uniform Covenants. Borrower and Lender (urther covenant and agree as follows:

18. Acceleration; temedies. Exceed as provided in paragraph 17 hereof, mon Borrower's breach of any covenant or agreement of Borrower in this Deed of Trust, including the cevenants to pay when due any sums secured by this Deed of Trust, and the property of the Deed of Trust and sale of the notice is mailer to Borrower, by which such breact, must be cured; and (4) that failure to cure such breact on or before the date specified in the notice have result in acceleration of the same secured by this Deed of Trust and sale of the property at public meeting at a date not less than 120 days in the future. The notice shall further inform Borrower of (4) the right to refustate after acceleration, (1) the right to bring a court action its assert the noticestatence of a default or any other defense of Borrower to acceleration and forcests and ill any other matters required to be brotheded in such notice by pupilicable law. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the same secured by this Deed of Trust to be immediately due and payable without further domand and may declare all of the same secured by this Deed of Trust to be immediately due and payable without further domand and may invoke the power of sale and any other retriedles permitted by applicable law and Lender sales the entitled to collect all reisonable costs and expenses fourtred in parsiting the remedies provided in this paragraph 18, including, that not limited to, reasonable attorney's fees.

If Lender invokes the power of sale, Louder's sale live written notice to Trustee of the occurrence of an event of default and of Lender's election to cause the Property for a perio

including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's foligation to pay the sums secured by this Deed of Trust shell continue unimpaired. Upon such payment and euro by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; //ppointment of Receiver, Lender in Poincession. As additional security horeunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall; prior to acceleration, under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due, All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

21. Feture Advances. Upon request of Borrower, Lender, at Lender's option prior to full reconveyance of the Property by Trustee to Borrower, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.

22. Reconveyance. Upon payment of all sums secured by this Deed of Trust to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secur

23. Substitute Trustee. In accordance was any Trustee appointed hereunder who has ucceed to all the title, por at and duties confidence.	ith applicable law, Lender may from time to time appoint a successor to act. Without conveyance of the Property, the successor erred upon the Trustee herein and by applicable law, of used principally for agricultural or farming purposes.	trustee shall
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	William S. Fosburg William S. Fosburg William S. Fosburg	-Borrawer
	Roberta A. Fosbury	Bo/rower
State of Washington,,.\$kame	nia	
	ist.,, 19 79., before me the undersigned, a Notary	Public in and
or the State of Washington, July commiss	wife	(s) described
in and interpretabled the formation instinct	ent, and acknowledged to me that	nu souted me
WITNESS my hand and official scal at	fixed the day and year in this certificate above written.	
My Confinestion control	Notary Public in that for the State of Washington cand	
Janijat G IVIIV 2013	Notary Public in that for the State of Washington (unic	ng at 10 16
M. outino	OUEST FOR RECONVEYANCE	
Water Colors		to the
with all Pages Indebtedness secured by this	note or notes secured by this Deed of Trust. Said note or a Deed of Trust, have been paid in full. You are hereby dire	ried to cance
said note or notes and this Deed of Trus	, which are delivered hereby, and to reconvey, without was f Trust to the person or persons legally entitled thereto.	rranty, all the
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