DEED OF TRUST

SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of	A.
	Registered 7
Name SAFE Credit Union	indexed, Dir.
	indirect (1)
Address P.O. Box 1828	Recorded X
	Mailed
City and State Vancouver Wa 98668	
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STATE OF WASHINGTON)
COUNTSUSPACEMENT FOR RECORDER'S USE
INSTRUMENT OF WRITING DEV
The latter Co.
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AT 3110 Fem 6/4- 181
WAS RECORDED IN BE
of Artes 930
RECORDS OF SKAMAL THE WASH
Mit to exergent
COUNTY AUDITOR
Walvescon DEPUTY

	, made this 18 day o						9 81, between
Edward B. Lane and	Grace M. Lane.	husband and	wife.		-		, Grantor,
whose address is M.P.13.	75R,S.R.140 W	ashougal, Wa	. 98671				
SAFECO Title Insurance Con-		rporation, Trustee. EDIT UNION	whose address	is 2615 4th	Avenue	, Scattle, Was	hington 98125.
whose address is P.O. Eo.	k 1828 (2700 E.	Evergreen B	lvd.) Vand	couver	Wa.	98668	Beneficiary,
WITNESSETH: Grantor in SKAMANIA			e in Trust, with		e, the fol		ed real property
THE NORTHEAST OUART	ER OF THE NORTH	HWEST CHARTE	OF SECTION	ON 10,	TOWNS	HIP 1 NOR	лн,

RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT FORTION THEREOF LYING EASTERLY OF THE COUNTY ROAD DESIGNATED AS STATE HIGHWAY NO. 8 ON JUNE 17, 1919, AS CONVEYED TO ALECK MARTELLI BY DEED RECORDED AT PAGE 336 OF BOOK "R" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THAT CERTAIN COUNTY ROAD KNOWN AND DESIGNATED AS CAPE HORN CUTOFF ROAD.

AND EXCEPT THAT PORTION CONVEYED TO KEITH D. JOHNSON AND WANELL JOHNSON, HUSBAND

AND WIFE, IN BOOK 77 OF DEEDS, PAGE 716, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHEAST QUARTUR OF THE NORTHWEST QUARTUR OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMLI'L MERIDIAN, EXCEPTING THAT PORTION THEREOF LYING EASTERLY OF THE COUNTY ROAD DESIGNATED AS ST. HIGHWAY NO. 8 ON JUNE 17, 1919, AS CONVEYED TO ALECK MARTELLI BY DEED RECORDED AT PAGE 336 OF BOOK "R" OF DEEDS., AND ACCEPTING THAT PORTION LYING WESTERLY OF THAT CERTAIN COUNTY ROAD KNOWN AND DESIGNATED AS CAPE HORN CUTTOFF RD.; THENCE NORTH ALONG SAID CAPE HORN CUTOFF ROAD 500 FEET; THENCE IN AN EASTERLY DIRECTION TO A POINT DIRECTLY NORTH OF THE WESTERLY RIGHT OF WAY OF STATE

HIGHWAY NO. 120; THENCE SOUTH 550 FEET; THENCE WEST TO THE POINT OF BEGINNING.

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of

EIGHT THOUSAND AND NO/100 Dollars (\$ 8 .000.00*

with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

- 1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.
- 2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
- 3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary as its interest may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
- 4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
- 5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
- 6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

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- 1. In the event any portion of the property is taken or damag. in an eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
- 2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
- 3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
- 4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, (as amended), at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto or may be deposited (less clerk's filing fee) with the clerk of the superior court of the county in which sale takes place.
- 5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrancers for value.
- 6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy: Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
- 7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and apon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
- 8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties fiereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured here-y, whether or not named as Beneficiary herein.

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	Edward B. Lane
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	Grace M. Lane
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	Drace M. Lane,
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STATE OF WASHINGTON	STATE OF WASHINGTON
COUNTY OF CLARK SS.	COUNTY OF SS.
On this day personally appeared before me	04.5
Edward B Lane and Grace M Lane	day day
to me known to be the individua8 described in and	Notary Public in and for the State of Washington, duly commissioned and swor
who executed the within and foregoing instrument.	personally appeared
and acknowledged that they signed the	
same as their free and voluntary act	and
and deed, for the uses and purposes therein men-	to me known to be the President and Secretar
tioned.	respectively of
	the corporation that executed the foregoing instrument, and acknowledged the
	said instrument to be the free and voluntary act and deed of said corporation, for
	the uses and purposes therein mentioned, and on oath stated th
	authorized to execute the said instrument
GIVEN under my hand and official seal this	and that the seal affixed is the corporate seal of said corporation.
18thday of	Witness my hand and official seal hereto affixed the day and year fir
18thday of	above written.
Notary Public in and for the State of Washington	Notary Public in and for the State of Washington,
residing at Vancouver	residing at
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	ST FOR FULL RECONVEYANCE
Do not record. T	To be used only when note has been paid.
TO: TRUSTEE.	
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	the note and all other indebtedness secured by the within Deed of Trust. Said note eed of Trust, has been fully paid and satisfied; and you are hereby requested an
	of Trust delivered to you herewith, together with the said Deed of Trust, and to the terms of said Deed of Trust, all the estate now held by you thereunder.
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Dated	
Dated19	
Dated19	
Dated19	