

93446

DEED OF TRUST

SAFECO TITLE INSURANCE COMPANY

**SAFECO**

Filed for Record at Request of

Name Columbia Gorge Bank

Address P.O. Box 340

City and State Stevenson, Washington 98648

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

THE REEDY CARTON 9 THE WITHIN

INSTRUMENTS OF THE

Kamania County, Little Co

OF - Stinson, Wm

AT 3:40 P. Dec 10 81

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H. M. Olson

AUDITOR.

L. New

DEPUTY

DEED OF TRUST

THIS DEED OF TRUST, made this 1st day of December, 1981, between
Patrick J. Kellen and Joan F. Kellen, Husband and wife, Grantor,
whose address is MP 0.17L Boone Pine Camp, Carson, Washington 98610,
SAFECO Title Insurance Company, a California Corporation, Trustee, whose address is 2615 4th Avenue, Seattle, Washington 98125,
and Columbia Gorge Bank, Beneficiary,
whose address is P.O. Box 340, Stevenson, Washington 98648,
WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property
in Skamania County, Washington:

SEE ATTACHED

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 Sixty Thousand and 00/100----- Dollars (\$ 60,000.00)

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 amounts 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:

1. In the event any portion of the property is taken or damaged 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 upon 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 hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Patrick J. Kellen
Joan F. Kellen

STATE OF WASHINGTON
 COUNTY OF Skamania }

On this day personally appeared before me
Patrick J. Kellen & Joan F. Kellen
 to me known to be the individual described in and
 who executed the within and foregoing instrument,
 and acknowledged that they signed the
 same as their free and voluntary act
 and deed, for the uses and purposes therein men-
 tioned.

GIVEN under my hand and official seal this

19th day of September, 1989

Notary Public in and for the State of Washington
 residing at STEVENSON

STATE OF WASHINGTON
 COUNTY OF _____ }

On this _____ day of _____, 19____, before me, the undersigned, a
 Notary Public in and for the State of Washington, duly commissioned and sworn,
 personally appeared _____
 and _____
 to me known to be the _____ President and _____ Secretary,
 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 that
 _____ authorized to execute the said instrument
 and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
 above written.

Notary Public in and for the State of Washington,
 residing at _____

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE:

The undersigned, is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____, 19____

Mail reconveyance to _____

Legal Description of Deed of Trust under name of
Patrick J. Kellen and Joan F. Kellen, Husband and Wife

PARCEL A

A tract of land located in Section 23, Township 4 North,
Range 7 E.W.M., described as follows:

Beginning at the northwest corner of Lot 10 of Blaisdell
Tracts according to the official plat thereof on file and
of record at page 83 of Book A of Plats, Records of
Skamania County, Washington; thence west to the center
of the channel of Wind River; thence following the center
of the channel of Wind River northwesterly a distance
of 55 feet; thence north 57 degree 24' east to the west
line of an existing road shown on the plat aforesaid;
thence south 57 degrees 24' east along the west line of
said road to the northeast corner of Lot 10 aforesaid;
thence west 140 feet along said north line to the point
of beginning.

PARCEL B

Lot 10 of BLAISDELL TRACTS according to the official
plat thereof on file and of record at page 83 of Book
A of Plats, Records of Skamania County, Washington;

TOGETHER WITH all water rights appurtenant to the above
described real property.

PARCEL C

That portion of the Southwest Quarter of the Southeast
Quarter (SW 1/4 SE 1/4) of Section 23, Township 4 North,
Range 7 E.W.M., described as follows: Beginning at the
northeast corner of Blaisdell Tracts according to the
official plat thereof on file and of record in the office
of the Auditor of Skamania County, Washington; thence
easterly parallel to the south line of the said Section 23
to intersection with the westerly line of the county road
known and designated as the Wind River Highway; thence
north 08 degrees 15' east along the westerly line of said
highway to a point 250 feet south 08 degrees 15' west as
measured along the westerly line of said highway, from the
north line of the SW 1/4 of the SE 1/4 of the said Section
23; thence west 380 feet; thence north to intersection
with the north line of the SW 1/4 of the SE 1/4 of the
said Section 23; thence west along the north line of the
SW 1/4 of the SE 1/4 of the said Section 23 to the easterly
line of that certain county road formerly designated as the
Wind River Road; thence southerly along the easterly line
of the said county road to the point of beginning.