

94326

BOOK 58 PAGE 714

AFTER RECORDING RETURN TO:

Filed for Record at Request of

Name CIT Financial Services Industrial Loan Co.

Address 4821 NE Thurston Way Suite B

City and State Vancouver, Washington 98662



DEED OF TRUST

Industrial Loan Co.

NAMES AND ADDRESSES OF ALL GRANTORS: Robert Michael Hill Jean Hill o.o.21 Rockwood Drive Stevenson, Washington 98648		BENEFICIARY: C.I.T. FINANCIAL SERVICES PERSON <i>TRUST</i> ADDRESS: 4821 NE Thurston Way Suite B Vancouver, Washington 98662 TRUSTEE: Clark County Title Co. 1201 Main St. Vancouver, Washington 98660			
LOAN NUMBER 11104700	DATE 7-12-82	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-16-82	NUMBER OF PAYMENTS EACH MONTH 120	DATE FIRST PAYMENT DUE 8-16-82	
AMOUNT OF FIRST PAYMENT 250.00	AMOUNT OF OTHER PAYMENTS \$ 250.00	DATE FINAL PAYMENT DUE 7-16-92	TOTAL OF PAYMENTS \$ 30000.00	AMOUNT FINANCED \$ 13161.21	

AGREED RATE OF CHARGE: **1.62** % per month on the Unpaid Principal Balance

THIS DEED OF TRUST SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000.00

THE WORDS "I," "ME" AND "MY" REFER TO ALL GRANTORS INDEBTED ON THE NOTE SECURED BY THIS DEED OF TRUST. THE WORDS "YOU" AND "YOUR" REFER TO BENEFICIARY.

To secure payment of a note I signed today promising to pay you the above Total of Payments and to secure all my other and future indebtedness to you, the maximum outstanding at any time not to exceed the amount shown above, each of the undersigned grants, transfers and assigns to the Trustee named above in trust, with power of sale, the real estate described below, all present and future improvements on the real estate and all rents and profits from the real estate, which is located in

Washington, County of ~~Clark~~ ^{MM} **Skamania** County:

**Lots 8, 9, and 10, MAPLE HILL TRACTS NO. 2, as per plat recorded in Book A of Plats, at page 125, records of Skamania County, Washington.
ALSO KNOWN AS: 0.02 L. Rockwood Drive Stevenson Washington 98648**

The real estate is not used principally for agricultural, timber or grazing purposes.

If I pay the note secured by this deed of trust according to its terms, this deed of trust will be null and void.

The Trustee will reconvey all or any part of the real estate to the person entitled to it on my written request and on payment of the indebtedness secured by this deed of trust.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge, or purchase such insurance in your own name if I fail to do so. The amount you pay will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other indebtedness secured by this deed of trust.

(continued on other side)

IN WITNESS WHEREOF, the parties have hereunto subscribed their names on the date first above written.

Robert Michael Hill
Jean Hill

STATE OF WASHINGTON }
COUNTY OF Skamania } SS:

On this day personally appeared before me, Robert Michael Hill and Jean Hill to me known to be the individual(s) 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 mentioned.

GIVEN under my hand and official seal this 12th day of July, 1982

Ed [Signature]

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

(continued from other side)

If I default in paying any part of the indebtedness secured by this deed of trust or if I default in any other way, all my indebtedness to you, less refund of any charges which you have not yet earned that would be given if I prepaid such indebtedness in full, will become due, if you desire, without your advising me. In that event, if you so request in writing, the Trustee will sell the real estate in accordance with the Deed of Trust Act of the State of Washington at public auction to the highest bidder. Any person except the Trustee may bid at Trustee's sale. The Trustee will apply the proceeds of the sale, less all costs, fees and expenses of the sale including trustee's fees and a reasonable attorney's fee which you actually incur, to the unpaid balance. If any money is left over after the Trustee has applied the proceeds to my indebtedness, it will be paid to the persons entitled to it.

The Trustee will deliver a deed to the purchaser at the sale, without warranty, which will give the purchaser the interest in the real estate which I had or had the power to convey at the time I signed the Deed of Trust or which I may have acquired after that time. The Trustee's deed will show that the sale was made in compliance with all requirements of law and of the Deed of Trust, and will be prima facie evidence of such compliance and conclusive evidence in favor of bona fide purchasers and encumbrancers for value.

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; you may have this Deed of Trust foreclosed as a mortgage.

You may substitute and appoint another trustee for the Trustee named above, without permission from me or the Trustee. Any successor trustee will have all of the title, powers and duties of the Trustee name above.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this deed of trust will affect any other obligations under this deed of trust.

(see signatures on other side)

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To _____ Trustee: _____ Dated _____

The undersigned is the legal owner and holder of all indebtedness secured by this Deed of Trust. All sums secured by the Deed of Trust have been paid, and you are requested, on payment to you of any sums owing to you under the terms of the Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

CORPORATE NAME

By _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

STATE OF WASHINGTON
COUNTY OF CLATSOP

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT WAS FILED BY _____

CLATSOP COUNTY TITLE CO.

VANCOUVER, WA

JULY 19 82

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Will Olson

et al