

7. That the Beneficiary is hereby granted the right to inform all prior mortgagees, beneficiaries, vendors, lessors and lien holders of the existence of this instrument and the right to request prior mortgagees, beneficiaries, vendors, lessors and other lien holders for notification in the event of default on said mortgage(s), deed(s) of trust, contract(s), lease(s) and other lien(s).

8. To duly and punctually pay the principal and interest upon any indebtedness secured hereby and will perform each and every covenant and condition herein.

It is mutually agreed that:

9. 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.

10. 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.

11. Upon any default on the part of the Grantor in payment of principal and/or interest when due or in keeping and performing any other of the covenants and agreements herein contained, the whole of the principal, interest and all other sums secured hereby shall, at the Beneficiary's election, become immediately due and payable, without notice, and 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. In addition, without prejudice to Beneficiary's right to accelerate the maturity of this Deed of Trust and to foreclose the same, the Beneficiary may perform any obligations which the Grantor has failed to fulfill hereunder, and all expenditures made by the Beneficiary in so doing shall draw interest at the rate set forth in the note secured hereby and shall be repayable by the Grantor to the Beneficiary and together with interest and costs accruing thereon, shall be secured by this instrument. If the Beneficiary herein makes payment on the prior mortgage(s), deed(s) of trust, contract(s), lease(s) and other lien(s) pursuant to this covenant, the Beneficiary may at the Beneficiary's option be subrogated to the rights of the prior mortgage(s), deed(s) of trust, contract(s), lease(s) and other lien(s) to the extent of payments so made; and the subrogation rights so acquired by the Beneficiary herein shall be fully recognized or at the option of the Beneficiary, the payments so made may be tacked to the balance due under the note for which this instrument is security and at the option of the Beneficiary become immediately due and payable.

12. 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 execution of this Deed of Trust, and such as Grantor 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

18. The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

SPECIAL PROVISION

As Grantor I understand the loan, secured by this Deed of Trust on real property, is personal to me and that my personal responsibility and occupancy and/or control of such real property is a material inducement to Beneficiary to make said loan. If title to said property shall pass from me by deed or otherwise, or said property shall be sold on contract, or if the property shall be vacated by me, then such change in title or occupancy shall be deemed to increase the risk of Beneficiary and Beneficiary, its successors or assigns may declare the entire balance immediately due and payable.

WITNESS the hand(s) of the Grantor(s) on the day and year first above written.

Daniel L. Harmon
Daniel Harmon

Suzanne B. Harmon
Suzanne B. Harmon

STATE OF WASHINGTON }
COUNTY OF Clark } ss.

On this 7th day of April, A.D., 19 83, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Daniel Harmon and Suzanne B. Harmon husband and wife

to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged to me that the y signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]
Notary Public in and for the State of Washington
residing at Camas, Oregon

ANCE
e note and this Deed of Trust.

by the within Deed of Trust. Said note, together with all other hereby requested and directed, on payment to you of any sums and all other evidence of indebtedness secured by said Deed of at warranty, to the parties designated by the terms of said Deed

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INSTRUMENT OF TRUST
CLARK COUNTY WASH
FILED APRIL 8 1983
MIG 185
D. Harmon
D. P. [Signature]