



Filed for Record at Request of  
SK-13359  
04-07-26-3-0-1200-00 & 04-07-26-3-0-1800-00  
Name Gregory J. Dennis  
Address P.O. Box 1086  
City and State Vancouver, WA 98666

TTIC File No.

STATE SPACE PROVIDED FOR RECORDER'S USE.	
COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING FILED BY	
<u>Shirley Co. Title Co.</u>	
OF <u>Skamania</u>	
AT <u>10:03</u> M	<u>2-13</u> 19 <u>84</u>
WAS RECORDED IN BOOK <u>60</u>	
<u>MTg</u>	AT PAGE <u>140</u>
RECORDS OF SKAMANIA COUNTY WITH	
<u>Harvey M. Olsen</u>	
COUNTY AUDITOR	
<u>E. McFarland</u> DEPUTY	

## DEED OF TRUST

THIS DEED OF TRUST made this 24 day of February, 19 84  
between Charles L. Sweiberg and Sharon A. Sweiberg, husband and wife . Grantors  
whose address is 1805 N.W. Sluman Road, Vancouver, Washington 98665  
TICOR TITLE INSURANCE COMPANY, a corporation, Trustee, whose address is 100 East 13th Street,  
Vancouver, WA 98660 and RINGO, WALTON, EVES, & GARDNER PENSION TRUST,  
Robert S. Gardner, Trustee  
Beneficiary whose address is 5825 S.W. Plymouth, Corvallis, OR 97333  
WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real

property in Skamania

County: Washington:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE EAST HALF  
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH,  
RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING NORTH OF TROUT CREEK.

AND EXCEPT ANY PORTION LYING WITHIN AND NORTHERLY AND WESTERLY OF COUNTY ROAD  
KNOWN AS TROUT CREEK ROAD.

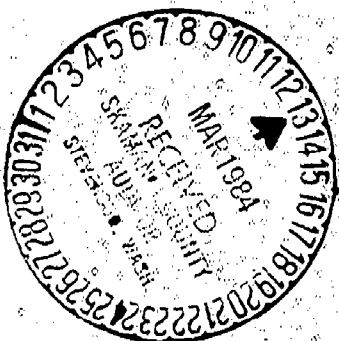
ALSO EXCEPT BEGINNING AT A POINT 765 FEET EAST OF THE SOUTHWEST CORNER OF THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 26; THENCE NORTH  
190 FEET; THENCE SOUTH 77° 09' EAST 120 FEET; THENCE SOUTH TO INTERSECTION WITH  
THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SEC-  
TION 26; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

ALSO EXCEPT BEGINNING AT A POINT 367.6 FEET EAST AND 163 FEET NORTH OF THE SOUTH-  
WEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION  
26; THENCE NORTH 11° EAST 283 FEET, MORE OR LESS, TO THE CENTER OF THE CHANNEL OF  
TROUT CREEK; THENCE FOLLOWING THE CENTER OF THE CHANNEL OF TROUT CREEK IN A NORTH-  
WESTERLY DIRECTION 176 FEET, MORE OR LESS, TO INTERSECTION WITH THE CENTER LINE OF  
COUNTY ROAD NO. 2270 KNOWN AND DESIGNATED AS THE TROUT CREEK ROAD; THENCE IN A  
SOUTHWESTERLY DIRECTION FOLLOWING THE CENTER LINE OF SAID TROUT CREEK ROAD 331 FEET;  
THENCE EAST 300 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT BEGINNING AT A POINT 765 FEET EAST AND 205 FEET NORTH OF THE SOUTHWEST  
CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 26;  
THENCE SOUTH 77° 09' EAST 120 FEET; THENCE NORTH 46° 22' EAST 176 FEET, MORE OR  
LESS, TO THE CENTER OF TROUT CREEK; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING  
THE CENTER OF TROUT CREEK TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE  
SOUTH 174 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO EXCEPT BEGINNING AT A POINT 765 FEET EAST AND 205 FEET NORTH OF THE SOUTHWEST  
CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 26;  
THENCE SOUTH 88° 00' WEST 120 FEET; THENCE NORTH 200 FEET, MORE OR LESS, TO THE  
CENTER OF TROUT CREEK; THENCE IN A EASTERLY DIRECTION FOLLOWING THE CENTER OF TROUT  
CREEK TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 174 FEET, MORE OR  
LESS, TO THE POINT OF BEGINNING;

ALSO EXCEPT BEGINNING AT A POINT 765 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH-  
EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 26; THENCE NORTH 190 FEET;  
THENCE WEST 120 FEET; THENCE SOUTH 190 FEET TO THE SOUTH LINE OF THE NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 26; THENCE EAST 120 FEET ALONG  
SAID LINE TO THE POINT OF BEGINNING.



NO. 21/A  
TRANSACTION EXCISE TAX  
MAR 13 1984  
Amount Paid 2.11  
Skamania County Treasurer  
By [Signature]

See Exhibit "A" to Deed of Trust Attached.

which real property is not used principally for agricultural or farming purposes, together with all 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 FIFTEEN THOUSAND Dollars (\$15,000.00) 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.



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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:

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 Trustees 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 or its authorized agent shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, 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 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 deposited with the clerk of the superior court of the county in which the sale took place to be distributed in accordance with RCW 61.24.080.

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 encumbrances 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 or disability or resignation of Trustee, Beneficiary shall 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.

.....(Seal)  
.....(Seal)  
.....(Seal)  
.....(Seal)

STATE OF WASHINGTON }  
COUNTY OF CLARK } ss.

On this day personally appeared before me

Charles L. Sweiberg

Sharon A. Sweiberg  
to me known to be the individual described in and  
who executed the within 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

24 day of February 19 84

Barbara P. Jacobus Bennett  
Notary Public in and for the State of  
Washington, residing at KANLOW LEE

STATE OF WASHINGTON }  
COUNTY OF } ss.

On this day of 19  
before me, the undersigned Notary Public in and for the State of Washing-  
ton, 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 corpora-  
tion, for the uses and purposes therein mentioned, and on oath stated  
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 convey, 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