

97458

DEED OF TRUST
Gold Credit Account
WASHINGTON

BOOK 60 PAGE 273

W1-543

02-05-20-0-0-0109-00

THIS DEED OF TRUST, made this

13th day of April

1984

between WILLIAM C. SOWLES AND IZETTA G. SOWLES, HUSBAND AND WIFE, as Grantor,
Irene C. Landerholm, as Trustee, whose address is Pacific First Federal Building, Broadway and Evergreen, Vancouver,
Washington 98660, and Far West Federal Bank, S.B., as Beneficiary, whose address is 421 SW Sixth Avenue, Portland,
Oregon 97204.

WITNESSETH:

Grantor Irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in
Skamania County, Washington, described as:

ATTACHED HERETO AND MADE A PART HEREOF:

THE NORTH 220 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE
NORTH 1° 23' 48" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST
QUARTER 1,237.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH
1° 12' 57" EAST 745.20 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 88° 12' 57"
EAST ALONG SAID SOUTH LINE 654.18 FEET TO THE CENTER OF A PRIVATE ROAD MORE
PARTICULARLY DESCRIBED ON SHORT PLAT APPROVAL RECORDED AT PAGES 43 AND 43J OF
BOOK 1 OF SHORT PLATS UNDER AUDITOR'S FILE NO. 82512, RECORDS OF SKAMANIA
COUNTY, WASHINGTON; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO A POINT
WHICH BEARS SOUTH 88° 12' 57" EAST OF THE TRUE POINT OF BEGINNING; THENCE NORTH
88° 12' 57" WEST 590.71 FEET TO THE TRUE POINT OF BEGINNING.

TRANSACTION EXCISE TAX

APR 19 1984

Skamania County Treasurer

UNOFFICIAL COPY

Property Address NPO. 45L, Dobbins Road, Washougal, Washington 98671
 which real property is not primarily used for Agricultural or Farming Purposes.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of that certain Gold Credit Account number 5413657500013542 with a credit line of \$ 10,000.00***** payable to beneficiary or order and made by grantor.

To protect the security of this Deed of Trust, grantor agrees:

To pay all costs, fees and expenses of this trust including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred. Grantor further agrees to pay all costs, and fees, including reasonable attorney's fees to be fixed by the court in the event this trust deed is foreclosed as a mortgage.

It is mutually agreed that:

- 1) Trustee may reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$25.00.
- 2) Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the trustee may foreclose this trust deed by advertisement and sale in the manner provided by Washington law. This Trust Deed may also be foreclosed as a mortgage in a court of equity.
- 3) Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. 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, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.
- 4) The credit line secured by the property for which the Deed of Trust is security is personal to the Grantor. In the event said property is sold, transferred or conveyed in any manner in whole or in part, the then remaining balance of said credit line shall become immediately due and payable.
- 5) This trust deed may be assigned by beneficiary without the consent of or notice to grantor.
- 6) Grantor hereby acknowledges receipt of the Gold Credit Account Agreement and Disclosure.

IN WITNESS HEREOF, said grantor below has signed on the day and year first above written.

William C. Sowles
 STATE OF WASHINGTON William C. Sowles
 County of Clark ss.

Izetta G. Sowles
 STATE OF WASHINGTON Izetta G. Sowles
 County of Clark ss.

April 13, 1984

April 13, 1984

Personally appeared the above named William C. Sowles Personally appeared the above named Izetta G. Sowles

and acknowledged the foregoing instrument to be their
 voluntary act and deed.

and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me:
David C. Munn
 Notary Public in the State of Washington
 (SEAL) Residing at: Vancouver

Before me:
David C. Munn
 Notary Public in the State of Washington
 Residing at: Vancouver

REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid.

TO: Irwin C. Handerholm, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing instrument. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the said instrument, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to deliver, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same.

FAR WEST FEDERAL BANK

DATED: _____ 19____ by _____

DEED of TRUST

9745

This Space for Recorder's Office

STATE OF WASHINGTON
 COUNTY OF KALAMAZOO

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT IS FILED BY

Shirley L. Little

OF Kalamazoo

AT 10:00 AM

ON 4-12-84

IN THE PRESENCE OF

David C. Munn

NOTARY PUBLIC

IN KALAMAZOO COUNTY, MICHIGAN

WHO IS QUALIFIED TO ACT AS SUCH

BY THE FOLLOWING SIGNATURE

AND SEAL

AFTER RECORDING RETURN TO:
 FAR WEST FEDERAL BANK
 CREDIT CARD DEPARTMENT
 10633 S.E. MAIN
 MILWAUKIE, OREGON 97222