



98045

BOOK 60 PAGE 631

SAFECO TITLE INSURANCE COMPANY
FOURTH & VINE BUILDING, P.O. BOX 21987
SEATTLE, WASHINGTON 98111
TELEPHONE: (206) 292-1550

Filed for Record at Request of

Name Columbia United Properties Inc.

Address 2406 SE 8th

City and State Camas, Washington 98607

SK-13537 ES-256

02-06-32-0-0-0600-00

ASSIGNMENT OF
DEED OF TRUST

THIS SPACE PROVIDED FOR RECORDER'S USE:

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Sha. Co. Little Co

OF Skamania Co

AT 3:25 PM 8-10-84

WAS RECEIVED IN BOOK 60

PAGE 631

RECORDS OF SKAMANIA COUNTY WITH

Larry M. Olson

COUNTY AUDITOR

E. McFarland DEPUTY

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to
Columbia United Properties, Inc.

whose address is 2406 SE 8th

all beneficial interest under that certain Deed of Trust, dated August 15, 1984, executed
by Richard C. Williams, a single person, Grantor,
to Safeco Title Insurance Company, A California Corporation, Trustee,
and recorded on AUGUST 10, 1984, in Volume 60 of Mortgages, at page 429,
under Auditor's File No. 98044, Records of Skamania County,
Washington, describing land therein as:

The Northwest Quarter of the Southeast Quarter of the Northeast Quarter
of Section 32, Township 2 North, Range 6 East of the Willamette Meridian.

This Assignment is for security purposes to secure a note of even date
for \$2,113.50.

Together with note or notes therein described or referred to, the money due and to become due thereon, with
interest, and all rights accrued or to accrue under said Deed of Trust.

Dated August 10th, 1984

98045

By Ed R. Gear (Beneficiary)

By Elaine C. Gear (Name - Title)

By Elaine C. Gear (Name - Title)

STATE OF WASHINGTON

COUNTY OF

ss.

On this day personally appeared before me

Edward R. Gear and

Elaine C. Gear

to me known to be the individual described in
and who executed the within foregoing instru-
ment, 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
10 day of August, 1984.

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

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 there-
in mentioned, and on oath stated that authorized to ex-
ecute 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

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.

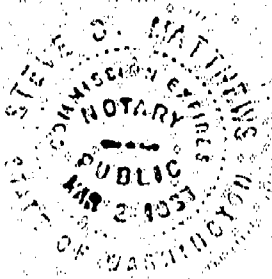
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall 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.



Richard C. Williams

STATE OF WASHINGTON
COUNTY OF Shannon

On this day personally appeared before me
Richard C. Williams

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
day of August, 1984

Steven S. Matthews
Notary Public in and for the State of Washington
residing at Vancouver

STATE OF WASHINGTON
COUNTY OF _____

On this _____ day of _____, 1984, 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 _____