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DEED OF TRUST

SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

Name Bob D. McCoyAddress Rt. 5, Box 500City and State White Salmon, Wash.

THIS SPACE RESERVED FOR RECORDER'S USE

Bob D. McCoy
Rt. 5 Box 500 White Salmon, Wash.
11-10 11-1 84
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MTG
1984
Larry M. McCoy
E. Mayford

DEED OF TRUST

THIS DEED OF TRUST made this 10 day of October, 1984, between
Danny Dean McCoy and Myrna Lee McCoy, Grantor,
 whose address is Star Rt., Box 215 C
SAFECO Title Insurance Company, a California Corporation, Trustee, whose address is 2615 4th Avenue, Seattle, Washington 98122,
 and Bob D. McCoy and Wilma J. McCoy, Beneficiary,
 whose address is Rt. 5, Box 500 White Salmon, Wash.
 WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property
 in Skamania County, Washington.

In Skamania County, Washington
Section 16, Township 3 North, Range 10 East, W.M.

That portion of the East Half of the Southeast Quarter of the Southeast Quarter of Section 16, Township 3 North, Range 10 East, of the Willamette Meridian, lying Northerly of County Road No. 3041, designated as the Cooks-Underwood Highway, described as follows:

Beginning at a point of the west line of said Subdivision North 1138 feet from the Southwest corner thereof; thence South 40° 45' East 167.25 feet; thence North along said East line 180.70 feet, more or less, to a point 128 feet South of the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 16; thence West 330 feet; thence North 128 feet to the Northline of said Southeast Quarter of the Southeast Quarter; thence West along said North line 330 feet, more or less, to the Northwest corner of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 16; thence South 182 feet, more or less, to the point of beginning;

EXCEPT that portion thereof conveyed to Skamania County for Lacock-Kelchner Road by Instrument recorded February 11, 1976 in Book 70 of Deeds at page 437, under Auditor's File No. 81717, records of Skamania County, Washington.

Danny Dean McCoy Myrna Lee McCoy

which real property is not used principally for agricultural or farming purposes, together with all the 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

Fourty Thousand and no/100-~~00~~ Dollars (\$ 40,000) 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.

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.

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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.

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, the Beneficiary shall have the right to sell, lease, convey or otherwise dispose of the property secured hereby without notice to Grantor.

5. Trustee shall deliver to the purchaser, at the sale needed, 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.

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.

x Henry Ross McCoy
x Myra McCoy

On this day, personally appeared before me James D. and Myrna McElroy to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that Elmer signed the same as Elmer free and voluntary act and deed, for the uses and purposes therein mentioned.

Patricia L. Solomon
Notary Public and for the State of Washington.
residing at *White Salmon*

On this 31st day of October 19 14, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DANNY DEAN McCoy and MARION McCoy to me known to be the President and Secretary, respectively of _____.

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

Do not record. To be used only when note has been paid.

The undersigned as 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.

Mail reconveyance to: