

After recording, mail to:

First Interstate Bank of Wa
PO Box 89
Washougal, WA 98671

This Space Is Reserved for Recorder's Use

Loan No.

SK-13695-P

02-06-27-3-0-0114-00

DEED OF TRUST

THIS DEED OF TRUST is made this 1st day of March, 1985 BETWEEN

Richard W. Edwards and Cynthia Jo Edwards, husband and wife as Grantor,
whose address is MP 108L Woodard Creek Rd., Skamania, WA 98648

and Skmania County Title Co. as Trustee,
whose address is PO Box 277 - 43 Russell St., Stevenson, WA 98648

and First Interstate Bank of Washington, N.A. as Beneficiary, whose address is
PO Box 89, Washougal Branch
Washington.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in Trust, with power of sale, the following described property in
Skamania County Washington

See Attached Legal



SUBJECT TO (Mortgage) (Deed of Trust) dated August 15, 1980, recorded
August 19, 1980, under Auditor's File No. 91122 in Book 57 of Mortgages at Page 311
to Rainier National Bank (Mortgagee) (Beneficiary).

TOGETHER WITH all tenements, hereditaments and appurtenances, now or hereafter the thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof, and all fixtures and property that may be now located upon said real property or may hereafter be installed in or attached to or used in or adapted for use in the operation of the property and improvements, including, but without being limited to, all trees, shrubs, rockeries, retaining walls, walks, driveways, buildings, structures, improvements and fixtures, plumbing, heating, lighting, cooling and ventilating apparatus, awnings, door and window screens, built-in ranges, dishwashers, refrigerators, washers, disposals, dryers and mirrors, rugs, carpeting and other floor covering material, drapery, traverse rods and hardware, all of which property whether affixed or annexed or not, shall for the purposes of this Deed of Trust be deemed conclusively to be real estate and conveyed hereby. Grantor agrees to execute and deliver, from time to time, such further instruments as may be requested by Beneficiary to confirm the lien of this Deed of Trust on any property. To the extent that any of the property described herein may be subject to the provisions of the Uniform Commercial Code, this Deed of Trust is a security agreement, granting to Beneficiary, as secured party, a security interest in any such property and the Grantor agrees to execute such financing statements as may be required by the Beneficiary and pay, upon demand, filing fees for any such financing statements and continuations thereof.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of

Seven thousand five hundred and no/100 DOLLARS (\$7,500.00)

with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary on order and made by Grantor, all renewals, modifications or 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.

Grantor covenants that Grantor is lawfully seized and possessed of ownership of the premises in fee simple, has good right and lawful authority to convey the premises in the manner and form herein provided, that the premises are free from liens or encumbrances except as shown above, and that Grantor will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever.

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 becoming due all taxes, levies 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 and all other prior liens and encumbrances. All policies shall be in such companies as the Beneficiary may approve and have loss payable 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 of the property.
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 costs 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 expense of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by Statute.
6. That any mortgage(s), deed(s) of trust, real estate contract(s), lease(s), or other lien(s) to which the property is subject, as valid and existing, there has been no breach of the terms thereof by any of the parties thereto, and Grantor will keep and perform Grantor's obligations under any such instruments and save Beneficiary harmless from the consequences of any failure to do so. Grantor will not enter into or permit any amendment or modification of any such mortgage(s), deed(s) of trust, real estate contract, lease, or other lien or surrender possession under any such lease, or enter into or permit any further advancement or loan of funds under any such mortgage, deed of trust or real estate contract, without the prior written consent of Beneficiary.

1. The undersigned, Richard W. Edwards and Cynthia Jo Edwards, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Clark, State of Nevada.

2. The undersigned, Richard W. Edwards and Cynthia Jo Edwards, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Clark, State of Nevada.

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Richard W. Edwards
Richard W. Edwards

Cynthia Jo Edwards
Cynthia Jo Edwards

Clark

1st

March

85

husband and wife

Richard W. Edwards and Cynthia Jo Edwards

t y

their

0119

Harmon R. Sweeney
Camas

98992

BOOK 11 PAGE 112

ORDER NO. 8K 15095
DESCRIPTIONTHE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKANAWIA COUNTY, STATE OF WASHINGTON,
TO-WIT:A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SECTION 27; THENCE NORTH $01^{\circ} 05' 09''$
 EAST 2290.16 FEET ALONG THE WEST LINE OF SAID SECTION 27; THENCE SOUTH $89^{\circ} 08' 43''$
 EAST 382.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $89^{\circ} 08' 43''$ EAST 511.10
 FEET TO THE POINT WHICH BEARS NORTH $01^{\circ} 05' 09''$ EAST 2295.32 FEET AND SOUTH
 $88^{\circ} 55' 59''$ EAST 1393.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID
 POINT BEING ON THE CENTERLINE OF ROAD "B"; THENCE SOUTHERLY ALONG THE CENTERLINE OF
 ROAD "B" TO A POINT WHICH BEARS $01^{\circ} 05' 09''$ EAST 1375.60 FEET AND SOUTH $88^{\circ} 55' 59''$
 EAST 1295.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING
 THE POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD "B"; THENCE WEST-
 ERLY ALONG THE CENTERLINE OF ROAD "A" TO A POINT WHICH BEARS NORTH $01^{\circ} 05' 09''$ EAST
 1293.63 FEET AND SOUTH $88^{\circ} 55' 59''$ EAST 1083.75 FEET FROM THE SOUTHWEST CORNER OF
 SAID SECTION 27, SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTERLINES OF
 ROAD "A" AND ROAD "C"; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ROAD "C" TO A
 POINT WHICH BEARS SOUTH $01^{\circ} 05' 09''$ WEST 862.38 FEET FROM THE TRUE POINT OF BEGINNING;
 THENCE NORTH $01^{\circ} 05' 09''$ EAST 302.30 FEET; THENCE NORTH $43^{\circ} 54' 51''$ WEST 141.42 FEET;
 THENCE NORTH $46^{\circ} 05' 08''$ EAST 141.42 FEET TO A POINT WHICH BEARS SOUTH $01^{\circ} 05' 09''$
 WEST 360.08 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH $01^{\circ} 05' 09''$ EAST
 360.08 FEET TO THE TRUE POINT OF BEGINNING;

ALSO KNOWN AS LOT 2 OF KITCHMARK SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NO. 84964,
RECORDS OF SKANAWIA COUNTY, WASHINGTON.

EXCEPT THE NORTH 220 FEET THEREOF.

STATE OF WASHINGTON
COUNTY OF SKANAWIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF RECORD WAS FILED BY

John L. T. T. T.OF Skamania County, WashingtonAT the City of SkamaniaTHIS 1st day of JulyA.D. 1941John L. T. T. T.

RECORDS OF SKANAWIA COUNTY

John L. T. T. T.John L. T. T. T.John L. T. T. T.