

WHEN RECORDED RETURN TO:

Name Clark County School Employees Credit UnionAddress P.O. Box 1846City, State, Zip Vancouver, WA 98668

SK-13747

03-75-36-0-0-4900-00

Deed of Trust**(For Use in the State of Washington Only)**THIS DEED OF TRUST made this 7th day of May, 19 85 betweenRICHARD T. REID and KARIN R. REID, husband and wife GRANTOR,whose address is P.O. Box 2, Stevenson, WA 98648

TRANSAMERICA TITLE INSURANCE COMPANY, a corporation, TRUSTEE, whose address is 1200 Sixth Avenue, Seattle, Washington, and

Clark County School Employees Credit Union, BENEFICIARY, whose address is P.O. Box 1846, 2811 E. Evergreen Blvd., WA 98668

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

A parcel of land located in the Shepard Donation Loan Claim, in the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, described as follows:

BEGINNING at a point 2,077.02 feet East of the Southwest corner of the North half of the Shepard Donation Land Claim, said point being 1,039.5 feet East and 1,384.02 feet North of the quarter corner on the North line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian; thence North 17°07' West 124.3 feet to the initial point of the tract hereby described, said point also being the Northwest corner of a tract of land conveyed to Shepard of the Hills Evangelical Lutheran Church by Deed dated August 29, 1961; thence North 78°31' East 327.67 feet; thence North 26°47' West 149.17 feet; thence South 75°53' West 301.45 feet; thence South 17°07' East 130.66 feet to the point of beginning;

EXCEPT the Easterly 60 feet thereof conveyed to Skamania County for road purposes by Deed dated January 26, 1970, recorded February 26, 1970, in Book 61 of Deeds, Page 530, Auditor's File NO. 71857, Records of Skamania County, Washington, 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 Seven Thousand One Hundred Seventeen and 21/100 Dollars (\$ 7,117.21) 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.
7. All or any part of the principal sum of this note may be paid in advance at any time with interest to the date of such payment.
8. In order to more fully protect the security of this Deed of Trust the grantor, together with an in addition to the monthly installments of principal and interest payable under the terms of the note secured hereby, on the first day of each month until the said note is fully paid, will pay to the beneficiary the following sums:
 - a. A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the property, plus 1/12 of the taxes and assessments next due on the property (all as estimated by the beneficiary), less all sums already paid therefor, divided by the number of months to elapse before one (1) month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent such sums to be held by the beneficiary in trust to pay said ground rents, premiums, taxes and special assessments.
 - b. All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the grantor each month in a single payment to be applied by the beneficiary to the following items in the order set forth:
 - A. Ground rents, taxes, assessments, fire and other hazard insurance premiums;

Any deficiency in the amount of any such aggregate monthly payments shall, unless made good by the grantor prior to the due date of the next such payment, constitute an event of default under this Deed of Trust.

9. The beneficiary may collect a late charge imposed in accordance with the By-laws of this Credit Union, for failure to comply with the terms and conditions of this Deed of Trust.

