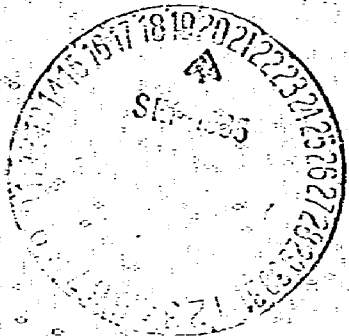


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BOOK 65 PAGE 79



TRUSTEE'S DEED

The GRANTOR, DANIEL G. MARSH, as present Trustee under that Deed of Trust, as hereinafter particularly described in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to; WESTERN-SOUTHERN LIFE INSURANCE COMPANY, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 15, Block 3, JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the Official Plat thereof on file and of record at page 25 of Book "A" of plats, records of Skamania County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between KENNETH H. McCLURE and JEAN I. McCLURE as Grantors, to SAFECO TITLE INSURANCE COMPANY, as Trustee, and COMMERCE MORTGAGE COMPANY, an Oregon Corporation, as Beneficiary, dated September 6, 1978, recorded September 8, 1978 in Book 55 of Mortgages, Page 782, under Auditor's File No. 87179, records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$53,000.00 with interest thereon, according to the terms thereof, in favor of COMMERCE MORTGAGE COMPANY, an Oregon Corporation, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust. The beneficial interest in said Deed of Trust and Note was assigned by COMMERCE MORTGAGE COMPANY, an Oregon Corporation, to WESTERN-SOUTHERN LIFE INSURANCE COMPANY by an assignment recorded under Auditor's File No. 87434, records of Skamania County, Washington.

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance

TRUSTEE'S DEED - 1

LAW OFFICES OF
DANIEL G. MARSH
FIRST FEDERAL PLAZA
1220 MAIN STREET
P.O. BOX 11
VANCOUVER, WASH. 98666
(206) 655-7909



Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. WESTERN-SOUTHERN LIFE INSURANCE COMPANY, being then the holder of the indebtedness secured by said Deed of Trust delivered to said Trustee, a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on April 18, 1985, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 99136.

7. The Trustee in its aforesaid "Notice of Trustee's Sale" fixed the place of sale at the North Door of the Skamania County Courthouse, a public place, at 10:00 o'clock a.m., and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given as provided in Chapter 61, 24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 20, 1985, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$44,800.00, by the satisfaction in full of the obligation then secured by said Deed of Trust except for any rights which the Veteran's Administration may have under federal law to obtain a deficiency judgment

TRUSTEE'S DEED - 2

LAW OFFICES OF
DANIEL G. MARSH
FIRST FEDERAL PLAZA
1220 MAIN STREET
P.O. BOX 14
VANCOUVER, WASH. 98666
(206) 693-7222

against KENNETH H. McCLURE and JEAN I. McCLURE, together with all fees, costs and expenses as provided by statute.

DATED this 20th day of September, 1985.

Daniel G. Marsh
DANIEL G. MARSH
Successor Trustee

STATE OF WASHINGTON)
: ss.
County of Clark)

On this day personally appeared before me, DANIEL G. MARSH, 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 20th day of September, 1985.

James Rogers
NOTARY PUBLIC in and for the
State of Washington, residing
at Vancouver.



DANIEL G. MARSH
1234 Main Street
Vancouver, WA 98660

REAL ESTATE EXCISE TAX
SEP 20 1985

PAID except
James Rogers Deputy
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED - 3

LAW OFFICES OF
DANIEL G. MARSH
FIRST FEDERAL PLAZA
1220 MAIN STREET
P.O. BOX 54
VANCOUVER, WASH 98666
(206) 655-7200