

100283

SKAMANIA COUNTY TITLE COMPANY

03-08-29-1-4-1401-00

SK-13980

A-136 LOT 35

TRUSTEE'S DEED

BOOK 85 PAGE 276

The GRANTOR, Farmers Home Administration, acting through the State Director 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 United States of America Acting through Farmers Home Administration, United States Department of Agriculture.

GRANTEE, that real property situated in the County of Skamania, State of Washington, described as follows:

Lot 35 of COLUMBIA HEIGHTS, according to the official plat thereof on file and of record at page 136 of Book A of Plats, Records of Skamania County, Washington.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Vernon K. Byington and Linda K. Byington, GRANTORS, to Farmers Home Administration, acting through the State Director as Trustee, and United States of America, as Beneficiary, dated September 27, 1979, recorded October 3, 1979, Auditor's File No. 89660, Records of the Auditor of Skamania County, Washington.

Said Deed of Trust was executed to secure, together with other undertakings the payment of a promissory note in the sum of \$34,500.00 with interest thereon, according to the terms thereof, in favor of the United States of America acting through the Farmers Home Administration and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

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

Default having occurred in the obligations secured and/or covenants of the Grantors, 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 Notice of Default was transmitted to the Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

The United States of America, acting through the Farmers Home Administration, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

The defaults specified in the Notice of Default not having been secured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on June 18, 1984 recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property as

97731.



Registered  
Indexed, Dir. S  
Indirect S  
Filed  
Noted

10556

REAL ESTATE EXCISE TAX  
NOV 8 1985

PAID  
J. L. [Signature]  
SKAMANIA COUNTY TREASURER

Transaction in compliance with County subdivision ordinances.  
Skamania County Assessor - By: [Signature]

The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as County Court House, a public place, at 1:30 o'clock PM, 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, and once between the eleventh and seventh day preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the Grantors or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Note and Deed of Trust were attached.

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

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.

The defaults specified in the Notice of Trustee's Sale not having been secured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 28, 1984 the date of sale, which was not less than 90 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$39,798.11 (cash) (By the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED this 5th day of October, 1984.

*George W. Aldaya*  
 GEORGE W. ALDAYA, Acting  
 State Director for Farmers Home  
 Administration (Trustee)

STATE OF WASHINGTON)

) ss

COUNTY OF CHELAN )

On this day personally appeared before me George W. Aldaya to me known to be the Acting State Director, 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 5th day of October, 1984.



*Sally A. Craber*  
 SALLY A. CRABER  
 Notary Public in and for the  
 State of Washington  
 Residing at East Wenatchee, WA  
 My commission expires August 15, 1987