



100531

BOOK 100 PAGE 63 DT-103

Declaration of Trust

WHEREAS, I, Hazel O. Price, of the
City/Town of Vancouver, County of Clark, State of Washington,

am the owner of the following described real property situated in Skamania County,
State of Washington:

Lots 16 and 17, Block 1, Boyd and Wilkinson's Addition to the Town of Carson.

Beginning at a point 225 feet South and 200 feet West of the Northeast corner of the Northwest quarter of the Northeast quarter of Section 29, Township 3 North of Range 8 East of the Willamette Meridian and running thence North 100 feet; thence West 100 feet; thence South 100 feet; thence East 100 feet to the point of beginning.

Beginning at the intersection of the east line of tract 2 of Columbia Home Tracts (as shown at page 76, official plat book), with the north line of State Road No. 8; thence West on said north line 100 feet; thence North and parallel to the East line of said Lot 2, a distance of 477 feet; thence East 100 feet to said East line; thence south on said line 477 feet to the place of beginning, and being in Lots 11 and 12 of Section 36, Township 3 North, Range 7½ East, W.M.

Beginning at the southwest corner of Lot 3, Columbia Home Tracts; thence North 377 feet following the west boundary of said Lot 3; thence East 250 feet to the east boundary of said Lot 3; thence following the east line thereof South 319 feet more or less to the southeast corner thereof; thence in a southwesterly direction about 255 feet following the south boundary of said Lot 3 to the place of beginning, containing 2 acres more or less, all in Section 36, Township 3 North, Range 7½ East, W.M. Also all roads and easements appurtenant thereto.

The Northeast quarter of the northwest quarter; the southwest quarter of the northeast quarter; and the East half of the Northwest quarter of the southeast quarter of Section 9, Township 4 North, Range 7 East, Willamette Meridian.

The Northwest quarter and the Southwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 6 East, Willamette Meridian, less rights-of-ways.

Lots 25 and 26, and the North half of Lot 27 of Block 1 of the Town of Stevenson.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I do hereby acknowledge and declare that I hold and will hold said real property and all my right, title and interest in and to said property and all furniture, fixtures and personal property situated therein on the date of my death, IN TRUST

1. For the use and benefit of the following Four (4) persons, in equal shares, or the survivor of them/per stirpes:

Truman P. Price--my son
John C. Price, Jr.--my son
Kathleen O. Rollefson--my daughter
Virginia P. Welch--my daughter

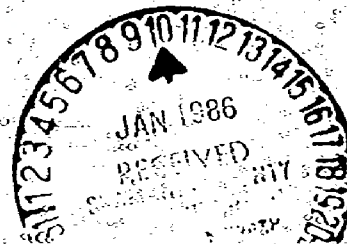
REAL ESTATE EXCISE TAX

JAN 10 1986

PAID

SKAMANIA COUNTY TREASURER

of my physical or mental incapacity certified in writing by a physician, the Successor Trustee hereinafter named shall assume active administration of this trust during my lifetime, such Successor Trustee shall be fully authorized to pay to me or disburse on my behalf such sums from income or principal as appear necessary or desirable for my comfort or welfare. Upon my death, unless all the beneficiaries shall predecease me or unless we all shall die as a result of a common accident or disaster, my Successor Trustee is hereby directed forthwith to transfer said property and all right, title and interest in and to said property unto the beneficiaries absolutely and thereby terminate this trust; provided, however, that if any beneficiary hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold such beneficiary's share of the trust assets in continuing trust until such beneficiary shall have attained the age of 21 years. During such period of continuing trust the Successor Trustee, in his absolute discretion, may retain the specific trust property herein described if he believes it in the best interests of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as he may



deem appropriate. If the specific trust property shall be productive of income or if it be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal directly for the maintenance, education and support of the beneficiary without the intervention of any guardian and without application to any court. Such payments of income or principal may be made to the parents of such beneficiary or to the person with whom the beneficiary is living without any liability upon the Successor Trustee to see to the application thereof. If such beneficiary survives me but dies before attaining the age of 21 years, at his or her death the Successor Trustee shall transfer, pay over and deliver the trust property being held for such beneficiary to such beneficiary's personal representative, absolutely.

2. Each beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the Settlor's total taxable estate by reason of the Settlor's death.

3. All interests of a beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or by a present or former spouse of such beneficiary in any proceedings at law or in equity.

4. I reserve unto myself the power and right during my lifetime (1) to place a mortgage or other lien upon the property, (2) to collect any rental or other income which may accrue from the trust property and to pay such income to myself as an individual. I shall be exclusively entitled to all such income accruing from the trust property during my lifetime, and no beneficiary named herein shall have any claim upon any such income and/or profits distributed to me.

5. I reserve unto myself the power and right at any time during my lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of any beneficiary and without giving notice to any beneficiary. The sale or other disposition by me of the whole or any part of the property held hereunder shall constitute as to such whole or part a revocation of this trust.

6. The death during my lifetime, or in a common accident or disaster with me, of all of the beneficiaries designated hereunder shall revoke such designation, and in the former event, I reserve the right to designate new beneficiaries. Should I for any reason fail to designate such new beneficiaries, this trust shall terminate upon my death and the trust property shall revert to my estate.

7. In the event of my physical or mental incapacity or my death, I hereby nominate and appoint as Successor Trustee hereunder the beneficiary named first above, unless such beneficiary shall not have attained the age of 21 years, or is otherwise legally incapacitated, in which event I hereby nominate and appoint as Successor Trustee hereunder the beneficiary named second above. If such beneficiary named second above shall not have attained the age of 21 years, or is otherwise legally incapacitated, then I nominate and appoint

(Name) _____, of

(Address) _____
 Number Street City State Zip

to be Successor Trustee.

8. This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustee.

9. The Trustee and his successors shall serve without bond.

10. This Declaration of Trust shall be construed and enforced in accordance with the laws of the State of _____.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ 12
 day of December, 19 85

(Settlor sign here) _____ L.S.

I, the undersigned legal spouse of the Settlor, hereby waive all community property, dower or curtesy rights which I may have in the hereinabove-described property and give my assent to the provisions of the trust and to the inclusion in it of the said property.

(Spouse sign here) _____ L.S.

Witness: (1) _____
 City or Town _____
 State of _____
 Witness: (2) _____
 City or Town _____
 State of _____
 12 day of December, 19 85, personally appeared

known to me to be the individual(s) who executed the foregoing instrument, and acknowledged the same to be _____ free act and deed, before me.

(Notary Seal)

Notary Public