

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 13th day of February, 1987, at the hour of 2:00 o'clock p.m. at the Skamania County Courthouse, North Entrance, in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property situated in the County of Skamania, State of Washington, to-wit:

See attached legal description

with a street address more commonly known as: 30 N.E. Second Street, Stevenson, Washington, subject to that certain Deed of Trust dated January 18, 1983, recorded on the 19th day of January, 1983, under Auditor's File No. 95315, records of Skamania County, Washington, from Earl S. and Lorraine R. Clark as Grantors, to Safeco Title Insurance Company as Trustee, to secure an obligation in favor of First Independent Bank as Beneficiary. The above-named Trustee has resigned by document dated August 14, 1986, and recorded under Skamania County Auditor's No. 101846, book 102, page 543, wherein D. Jean Shaw was appointed Successor Trustee.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by the Deed of Trust.

III.

The default for which this foreclosure is made is as follows: Failure to make monthly payments due February 17, 1985. The anticipated Trustee's fees, charges, and expenses together with the above delinquent payments total \$20,638.93 through date of this notice. There will be other monthly payments and costs accruing prior to the date of sale (see VII below).

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$71,748.66, together with interest as provided in the note or other instrument secured from the 5th day of August, 1985, and such other costs and fees as are due under the note or other instrument secured and provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 13th day of February, 1987. The default referred to in paragraph III must be cured before the 3rd day of February, 1987 (10 days prior to sale), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 2nd day of February, 1987 (11 days before the sale date), the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated anytime after the 2nd day of February, 1987 (11 days before the sale date) and before the sale by the Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance in paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults.

RECORDED
BY MT. ADAMS TITLE

OCT 21 1 37 PM '86

GARY H. OLSON

Registered
10/21/86

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following address(es):

TO: Earl S. Clark
P.O. Box 268
Stevenson, WA 98648

Lorraine R. Clark
P.O. Box 268
Stevenson, WA 98648

Earl S. Clark
30 N.E. Second Street
Stevenson, WA 98648

Lorraine R. Clark
30 N.E. Second Street
Stevenson, WA 98648

Earl S. Clark, President
Delmar, Inc.
P.O. Box 268
Stevenson, WA 98648

R.W. Dyke, President
Western Stations, Inc.
P.O. Box 5969
Portland, OR 97228

Earl S. Clark
P.O. Box 269
Stevenson, WA 98648

Lorraine R. Clark
P.O. Box 269
Stevenson, WA 98648

by both First Class and Certified Mail on the 28th day of August, 1986, proof of which is in the possession of the Trustee. The Grantor or the Grantor's successor in interest was personally served on the 28th day of August, 1986, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in paragraph I above and the Trustee has possession of proof of such service or posting.

VII.

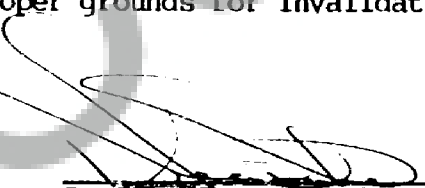
Trustee, whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at anytime prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through, or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.


D. Jean Shaw, Trustee
1313 Main Street
P.O. Box C-004
Vancouver, WA 98668
Telephone: 699-4227

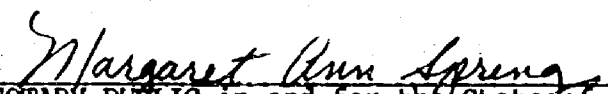
STATE OF WASHINGTON)

County of Clark) ss.

On this day personally appeared before me D. Jean Shaw to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of October, 1986.




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

PARCEL A

A TRACT OF LAND LOCATED IN THE HENRY SHEPARD DONATION LAND CLAIM ON SECOND STREET IN THE TOWN OF STEVENSON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 OF BLOCK SEVEN OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF, THENCE NORTH $55^{\circ} 30'$ EAST 175 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH $34^{\circ} 30'$ WEST 105 FEET; THENCE NORTH $55^{\circ} 30'$ EAST TO THE CENTER OF KANAKA CREEK ROAD, SO-CALLED AND NOW ABANDONED; THENCE SOUTHERLY ALONG THE CENTER OF THE SAID ROAD TO INTERSECTION WITH THE NORTHERLY LINE OF STATE HIGHWAY NO. 8 AS PRESENTLY LOCATED AND ESTABLISHED; THENCE SOUTH $55^{\circ} 30'$ WEST ALONG THE NORTHERLY LINE OF THE SAID HIGHWAY TO THE INITIAL POINT;

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE ROAD KNOWN AND DESIGNATED AS VANCOUVER AVENUE AND THE CENTER LINE OF THE KANAKA CREEK ROAD, SO-CALLED AND NOW ABANDONED; THENCE SOUTHEASTERLY FOLLOWING THE CENTER OF THE SAID KANAKA CREEK ROAD TO THE NORTHERLY LINE OF STATE HIGHWAY NO. 8; THENCE NORTHEASTERLY FOLLOWING THE NORTHERLY LINE OF THE SAID HIGHWAY TO INTERSECTION WITH THE CENTER OF KANAKA CREEK; THENCE NORTHERLY FOLLOWING THE CENTER OF KANAKA CREEK TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING. SKAMANIA COUNTY, STATE OF WASHINGTON.