

PIONEER NATIONAL
TITLE INSURANCE

ATCOR COMPANY

Filed for Record at Request of

Name First Independent Bank/Legal Dept.Address P.O. Box C-004City and State Vancouver, WA 98668

PNTI File No.

3-11-87

FILED FOR RECORD
SKAMANIA CO. WASH
BY MT. ADAMS TITLEFEB 19 11 23 AM '87
THIS SPACE PROVIDED FOR RECORDER'S USEA. Nuss, Dep.
AUDITOR
GARY H. OLSON

TRUSTEE'S DEED

The GRANTOR, D. JEAN SHAW
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:FIRST INDEPENDENT BANKGRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

11216

REAL ESTATE EXCISE TAX
FEB 10 1987PAID ExemptBeverly J. Doolittle
SKAMANIA COUNTY TREASURER

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 Earl S. Clark & Lorraine R. Clark as Grantor, to Safeco Title Insurance Company as Trustee, and Columbia Gorge Bank, now** as Beneficiary, dated January 18, 1983, recorded January 19, 19 83 as No. 95315, in Book/Reel 59, Page/Frame 39, records of Skamania County, Washington.
**doing business as First Independent Bank,

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$ 78,255.63 with interest thereon, according to the terms thereof, in favor of Columbia Gorge Bank, now** and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
**doing business as First Independent Bank,

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 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. Columbia Gorge Bank, now doing business as First Independent Bank, 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 October 24, 1986, 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. 102057, Book 103, Page 56.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Stevenson, Washington

a public place, at 2:00 o'clock P 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 80 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.

R-15
Ind. X S
Indirect S
Filed
MailedTransaction in compliance with County subdivision ordinances.
5-7-36-4-4-2100
Skamania County Assessor - By: [Signature]

8. During foreclosure, no action was pending on an obligation secured by said 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 February 13, 1987, 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 \$ 89,534.95 (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 17th day of February, 19 87

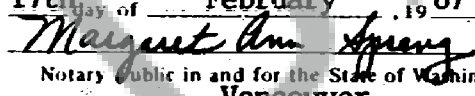

D. Jean Shaw (Trustee)

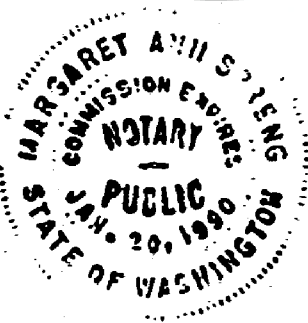
By _____
(Name - Title)

By _____
(Name - Title)

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
17th day of February, 19 87

Notary Public in and for the State of Washington,
residing at Vancouver



STATE OF WASHINGTON
COUNTY OF _____ ss.

On this _____ day of _____, 19 _____
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____
and _____
to me known to be the _____ President and _____ Secretary,
respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

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 7 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 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.