

103649

BOOK 106 PAGE 337

FILED FOR RECORD
SKAMANIA CO. WASH
BY ML ADAMS TITLE

AUG 11 11 10 AM '87

Filed for Record at the Request of:

Name: Elizabeth A. Perry
Address: P.O. Box 1086
City and State: Vancouver, WA 98666-1086

E. Munsford
AUDITOR
GARY H. OLSON

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| Registered | <i>16</i> |
| Indexed, Dir | <i>5</i> |
| Indirect | <i>5</i> |
| Filmed | |
| Mailed | |

TRUSTEE'S DEED

THE GRANTOR, ELIZABETH A. PERRY, 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: FEDERAL NATIONAL MORTGAGE ASSOCIATION, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

Property described on Exhibit "A" attached hereto.

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 ROBERT A. LONG and FRANCES E. LONG, as Grantor, to CLARK COUNTY TITLE COMPANY, as Trustee, and STATE FEDERAL MORTGAGE CORPORATION, as Beneficiary, dated March 12, 1984 and recorded March 30, 1984 under Auditor's File No. 97353, Book 60, Page 187, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$42,750.00 with interest thereon, according to the terms thereof, in favor of STATE FEDERAL MORTGAGE CORPORATION, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
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

TRUSTEE'S DEED - 1

LAW OFFICES OF
Landerholm, Memovich,
Lansverk & Whitesides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 1086
Vancouver, Washington 98666
(206) 696 3312

Transcription in accordance with County subdivision ordinances.
Skamania County Assessor - By: *DL*
1-5-8-20-1

successor in interest, and a copy of said notice was posted or served in accordance with law.

5. FREEDOM FEDERAL SAVINGS & LOAN ASSOCIATION, 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.
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 May 5, 1987, recorded in the Office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 103103, Book 105, Page 82.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as The North entrance of the Skamania County Courthouse, Vancouver Avenue, Stevenson, Washington, 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 32nd and 28th days before the sale date and once between the 11th and 7th days before the sale date 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 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 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 7, 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 FIFTY THOUSAND, ONE HUNDRED SEVENTY-SIX AND 44/100 DOLLARS (\$50,176.44) 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 7 day of August, 1987.

Elizabeth A. Perry
ELIZABETH A. PERRY, Trustee

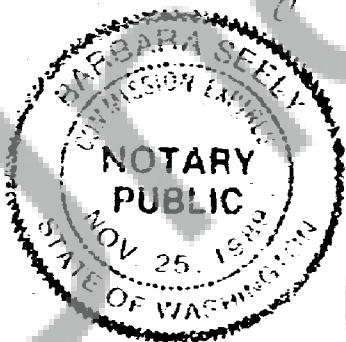
STATE OF WASHINGTON

County of Clark

ss.

I certify that I know or have satisfactory evidence that ELIZABETH A. PERRY signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 7, 1987



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

My appointment expires: 11-25-89

TRUSTEE'S DEED - 3

11483

REAL ESTATE EXCISE TAX
AUG 11 1987

PAID Exempt
Kirk W. Winger, Jr.
SKAMIA COUNTY TREASURER

LAW OFFICES OF
Landerholm, Memovich,
Lansverk & Whitesides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 1086
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The land referred to
of Skamania

is situated in the State of Washington, County
and is described as follows:

Lot 1 of The John McIntyre Short Plat of Book 2, Page 77, described as follows:

A portion of the Northeast Quarter of the Northwest Quarter of Section 8, and
the East Half of the East Half of the Northwest Quarter of the Northwest
Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian,
Skamania County, Washington, more particularly described as follows:

BEGINNING at a point 633.73 feet South $1^{\circ} 32' 08''$ West of the Quarter corner
common to Section 5 and Section 8; thence South $1^{\circ} 32' 08''$ West 150 feet;
thence South $63^{\circ} 31' 46''$ West 377.05 feet to a point in the Easterly right
of way line of Belle Center road; thence North $50^{\circ} 41' 51''$ West 22.49 feet
to the beginning of a tangent 1106 foot radial curve to the right; thence
along said curve 63.22 feet thru an angle of $3^{\circ} 16' 31''$; thence radial to
said curve South $42^{\circ} 34' 12''$ West 10 feet; thence from a tangent which bears
North $47^{\circ} 25' 48''$ West along a 1116 foot radial curve 211.82 feet thru an
angle of $10^{\circ} 52' 29''$; thence leaving the Easterly right of way line of Belle
Center Road North $78^{\circ} 32' 26''$ East 566.23 feet to the point of beginning.

EXHIBIT "A"

RECORDER'S NOTE: PORTIONS OF THIS
DOCUMENT POOR QUALITY FOR FILMING