

103803

TRUSTEE'S DEED

SK-14412
03-10-22-1-4-0800-00

The GRANTOR as present Successor Trustee (the "Trustee") under that Deed of Trust, as hereinafter particular described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: The Benj. Franklin Federal Savings and Loan Association, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

PARCEL A:

That portion of Lot 1 of Sooter tracts according to the official plat thereof on file and of record at page 138 of Book "A" of plats, records of Skamania County, Washington, lying northerly of the following described lines:
Beginning at a point 30 feet South 47° 09' East from the most northerly corner of the said Lot 1, thence South 54° 30' West to intersection with the West line of the said Lot 1.

PARCEL B:

Lot 1 of Sooter Tracts according to the official plat thereof on file and of record at page 138 of Book "A" of plats, records of Skamania County, Washington;

EXCEPT that portion thereof lying northerly of the following described lines: Beginning at a point 30 feet South 47° 09' East from the most Northerly corner of the said Lot 1; thence South 54° 30' West to intersection with the West line of the said Lot 1.

R E C I T A L S

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 E. Ashley, Jr. and Barbara G. Ashley, husband and wife, as grantor (the "Grantor"), to Transamerica Title Insurance Company, as trustee, and The Benj. Franklin Federal Savings and Loan Association, as beneficiary (the "Beneficiary"), dated November 2, 1979, recorded November 5, 1979, as Auditor's File No. 89890, in Skamania County, Washington.

11530

REAL ESTATE EXCISE TAX

SEP 11 1987

PAID 428.80James P. Haggan
SKAMANIA COUNTY TREASURER

Registered	6
Indexed, Dir	5
Indirect	5
Filmed	
Mailed	

Transaction in compliance with County subdivision ordinances.
Skamania County Assessor - By: DM

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$64,750.00 with interest thereon, according to the terms thereof, in favor of the Beneficiary of the Deed of Trust, 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 obligation 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 makes operative the power to sell, the 30-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. The Beneficiary, 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 premises.

6. The default 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 April 30, 1987, recorded in the office of the Auditor of Skamania County, Washington, under Auditor's File No. 103077, a "Notice of Trustee's Sale" of said property.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the north door of the Skamania County Courthouse, Vancouver Avenue entrance, in the city of Stevenson, State of Washington, a public place, at 10:00 a.m. on August 14, 1987 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 on July 15, 1987, and once on August 5, 1987, 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 64.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of the trustee's sale and said obligation secured by said Deed of Trust remaining unpaid, on August 14, 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 \$69,334.67 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 8th day of September, 1987.

FILED FOR RECORD
BY SKAMANIA CO. TITLE

SEP 11 11 07 AM '87

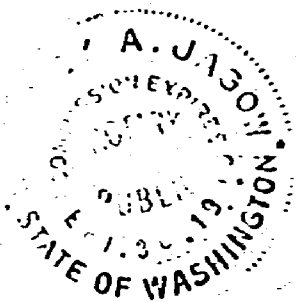
CARY M. OLSON

Douglas E. Wheeler
Douglas E. Wheeler
Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Douglas E. Wheeler, to me known to be the individual or individuals described in 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 8th day of September, 1987.



Douglas E. Wheeler
NOTARY PUBLIC in and for the
State of Washington, residing
at Tosqua

My appointment expires:

9/30/90