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Filed for Record at Request of:

UNITED STATES OF AMERICA, ACTING THROUGH FARMERS HOME  
RM. 319, FED. BLDG. (BOX 2427)  
WENATCHEE, WA 98801

BOOK 107 PAGE 323

Re: Loan No.: 56-30-59361764  
UST No.: 1553

TRUSTEE'S DEED

The GRANTOR, U.S. TRUSTEE CORPORATION, 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: UNITED STATES OF AMERICA ACTING THROUGH FARMERS HOME ADMINISTRATION, USDA, GRANTEE, that real property situated in the County of SKAMANIA, State of Washington, described as follows:

LOTS 13, 14, 15 AND 16 OF BLOCK "A" OF THE TOWNSITE OF PRINDLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A", PAGE 28, OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY MT. ADAMS TITLE

Nov 6 4 15 PM '87

AUDITOR  
BARY M. OLSON

11652  
REAL ESTATE EXCISE TAX  
NOV 9 1987

PAID  
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 PAUL G. SPENCER AND MIRTA A. SPENCER, HUSBAND AND WIFE, as Grantor, to FARMERS HOME ADMIN., USDA, ACTING THROUGH STATE DIRECTOR, FMHA, as Trustee, and

UNITED STATES OF AMERICA, ACTING THROUGH FARMERS HOME, as Beneficiary, dated 07/25/83 and recorded 08/04/83, as Number 96172 records of SKAMANIA County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$ 14,400.00, with interest thereon, according to the terms thereof, in favor of UNITED STATES OF AMERICA, ACTING THROUGH FARMERS HOME ADMINISTRATION, USDA, 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 the 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. UNITED STATES OF AMERICA, ACTING THROUGH FARMERS HOME ADMINISTRATION, USDA, 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.

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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 07/29/87, recorded in the office of the Auditor of SKAMANIA County, Washington, a Notice of Trustee's Sale of said property in Book/Reel 103580, Page/Frame           , as Number           .

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as VANCOUVER AVE. ENTRANCE, SKAMANIA COUNTY COURTHOUSE, STEVENSON, a public place, at 10:00 AM 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 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 of 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on OCTOBER 30, 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 \$8,746.75 (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 30TH day of OCTOBER, 19 87.

U. S. TRUSTEE CORPORATION  
Trustee

By: Glenn Kalmus

Address: 21820 87th S.E., Suite 200  
Woodinville, WA 98072

Telephone: (206) 481-2222

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH ) ss.

On this 30TH day of OCTOBER, 19 87, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Glenn Kalmus to me known to be the President of U. S. TRUSTEE CORPORATION, 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 states that he is authorized to execute the said instrument.

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

Subm Ferguson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Everett  
Commission expires 6-7-89