



**PIONEER NATIONAL
TITLE INSURANCE**

A TICO COMPANY

Filed for Record at Request of

Name Karen Saul Stayer

Address 121 SW Morrison, Suite 1000

City and State Portland, OR 97204

PNTI File No.

COT 13045

THIS SPACE PROVIDED FOR RECORDER'S USE

FILED FOR RECORD
SKAMANIA CO. WASH

CLARK COUNTY TITLE

Nov 3 4 42 PM '87

D. New, Rep.

CARTER

TRUSTEE'S DEED

The GRANTOR, KAREN SAUL STAYER

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:

CLARK COUNTY SCHOOL EMPLOYEES CREDIT UNION

GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

SEE ATTACHED EXHIBIT "A".

11659

REAL ESTATE EXCISE TAX

NOV. 9 1987

PAID by check

W. Deputy

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 Iris M. Francom as Grantor, to Transamerica Title Insurance Co. as Trustee, and Clark County School Employees Credit Union as Beneficiary, dated Aug. 16, 1984, recorded August 16, 1984 as No. 98065 in Book/Reel 60, Page/Frame 636 records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) in the sum of \$ 9,000.00 with interest thereon, according to the terms thereof, in favor of Clark County School Employees Credit Union 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 successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Clark County School Employees Credit Union, 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 May 28, 1987, 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. Book 105 Page 305.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as North front entrance of the Skamania County Courthouse a public place, at 11:30 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 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.

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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 6, 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 \$ 13,099.51 (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 16th day of October, 19 87

Karen Saul Stayer
(Trustee)

By KAREN SAUL STAYER, WSBA #15419
(Name - Title)

By _____
(Name - Title)

STATE OF ~~WASHINGTON~~
COUNTY OF Huachuca ss.

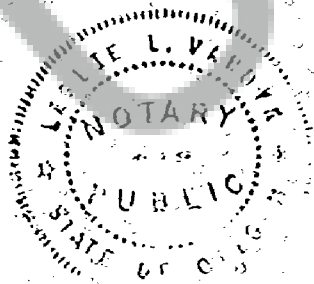
On this day personally appeared before me

Karen Saul Stayer

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 16th day of October, 19 87

Notary Public in and for the State of ~~Washington~~
~~Washington~~ Oregon
My Commission Expires:
1-28-90



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 _____ President and _____ Secretary,

to me known to be the _____ 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 _____

ORDER NO. 13065

EXHIBIT "A"

The East 295 feet of the West 965 feet of the following described property in Skamania County, Washington:

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, (Government Lot 2), described as follows:

BEGINNING at the Northwest corner of said Government Lot 2; thence South along the West line of said Lot 2, a distance of 300 feet; thence East parallel with the North line of said Lot 2 to a point on the Westerly right of way line of Mabee Mines Road No. 11120, as the same is established and traveled April 1, 1978; thence along said Westerly right of way line in a Northerly direction to where said right of way line intersects the Northerly line of said Lot 2; thence West along said North line to the Point of Beginning.

ALSO KNOWN as Lot 2 of the Burnett Short Plat No. 1, as recorded in Book 2, page 136, of Short Plats, under Auditor's File No. 89557, records of Skamania County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over and across the 60 foot private roadway designated as Columbia Ridge Road; and as delineated on the Short Plat herein described.