

105077

TRUSTEE'S DEED

THE GRANTOR, ROGER D. KNAPP, 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 POWER-TECH FEDERAL CREDIT UNION, a corporation, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

A tract of land located in the Southeast quarter of the Southwest quarter of Section 18, Township 2 North Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southwest quarter of the said Section 18; thence East 408 feet; thence North 560 feet; thence West 408 feet; thence South 560 feet to the point of beginning.

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 Richard R. Hammerich and Betty L. Hammerich, as Grantor, to Transamerica Title Company, as Trustee, and Riverview Savings Association, as Beneficiary, dated October 3, 1978, recorded October 4, 1978, as No. 87340, records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$36,000.00 with interest thereon, according to the terms thereof, in favor of Riverview Savings Association 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 (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. Riverview Savings 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 23, 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. 104067.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the entrance to the Skamania County Sheriff's Office, Skamania County Court House, Stevenson, Washington, a public place, at 10:00 o'clock a.m., and in accordance with the 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 ninety (90) days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be

Clerk of Superior Court, Skamania County, Washington
By: J. J. Parodi # 2-5-78-1000

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published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th 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.

8. The Grantor's successors in interest filed for relief under Chapter 7 of the United States Bankruptcy Code, thereby staying the Trustee's Sale. On March 9, 1988, the Trustee obtained from the United States Bankruptcy Court an Order granting relief from the automatic stay. The Trustee, in compliance with law, then executed and on March 25, 1988 recorded in the Office of the Auditor of Skamania County, Washington, an Amended Notice of Trustee's Sale of said property as Auditor's File No. 104869.

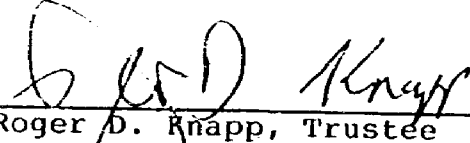
9. The Trustee, in its Amended Notice of Trustee's Sale, fixed the place of sale as the entrance to the Skamania County Sheriff's Office, Skamania County Court House, Stevenson, Washington, a public place, at 10:00 o'clock a.m., and in accordance with law caused copies of the statutory Amended Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served prior to thirty (30) days before the sale; further, the Trustee caused a copy of said Amended Notice of Trustee's Sale to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 17th day before the date of sale; and further, included with the Amended Notice of Trustee's Sale 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.

10. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

11. 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 by Chapter 61.24 RCW.

12. The defaults specified in the Amended Notice of Trustee's Sale not having been cured 11 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 29, 1988, 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 \$38,749.65 cash.

DATED this 29th day of April, 1988.


 Roger D. Knapp, Trustee

GRANTOR

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

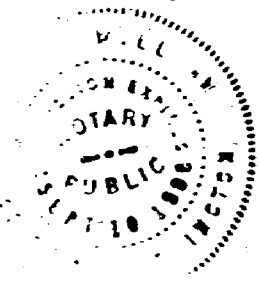
On this day personally appeared before me ROGER D. KNAPP, to me known to be the individual described in and who executed

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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 29th day of April, 1988.



Kachlein William
Notary Public in and for the State of
Washington, Residing at Camas
My appointment expires: 9-30-90

Unofficial Copy

FILED FOR RECORD
SK. H. 100-1000
BY Tanner, Leck, Fed. & Union

APR 29 10 22 AM '88
G. M. Olson
AUDITOR
GARY M. OLSON

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REAL ESTATE EXCISE TAX
APR 20 1988

PAID 11.58
W. J. [Signature]
MANIA COUNTY TREASURER