

105413

BOOK 110 PAGE 60

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY JOHN E. MORSE

JUL 8 10 11 AM '88  
D. J. Dip.  
AUDITOR  
GARY M. OLSON

TRUSTEE'S DEED

THE GRANTOR, John E. Morse, an attorney licensed to practice law under the laws of the State of Washington, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment to Trustee of Twenty-Five Thousand One Hundred Twenty-Nine Dollars and Twenty-Seven (\$25,129.27) Cents as recited below, hereby grants and conveys, without warranty, to Dieringer Properties, Inc. Pension Trust Fund, Grantee, that real property situated in the County of Skamania, State of Washington, and described as follows:

A tract of land located in the Northwest quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northeast quarter of the said Section 33; thence West along the North line of said subdivision 662 feet; thence South 500 feet to the initial point of the tract hereby described; thence South 500 feet, more or less, to intersection with the centerline of County Road No. 1106 designated as the Washougal River Road; thence following the centerline of said road in a westerly direction to intersection with the West line of the Northwest quarter of the Northeast quarter of the said Section 33; thence North along said West line to a point 500 feet South of the North line of said Section 33; thence East 658 feet, more or less, to the initial point;

TRUSTEE'S DEED

-1-

Glenda J. Kimmel, Skamania County Assessor  
By: *DM* Parcel # 2-S-33-800

12137  
REAL ESTATE EXCISE TAX  
PAID *6/16/88*  
SKAMANIA COUNTY TREASURER

EXCEPT right of way for County Road No. 1106 designated as the Washougal River Road.

AND EXCEPT the West 299 feet of the above-described tract.

This conveyance is made pursuant to the powers, including the power of sale, granted upon said Trustee by that certain Deed of Trust dated August 9, 1982, between Dean M. Burk and Sandra A. Burk, husband and wife, as Grantor, to Safeco Title Insurance Company, A California corporation, Trustee, for the benefit of Burk Construction Company, Beneficiary, recorded under Auditor's File No. 94534 in Book 58 at page 742. The Beneficiary's interest in said Deed of Trust was assigned by instrument dated August 9, 1982, recorded August 10, 1982, under Auditor's File No. 94535, in Book 58, at page 744, records of Skamania County. After fulfillment of the conditions specified in said Deed of Trust by the Trustee, and in compliance with the laws of the State of Washington, authorizing the above conveyance, and recited as follows:

1. Said Deed of Trust is executed to secure, together with undertakings, the payment of \$20,000, with interest thereon, according to the terms of a Promissory Note, executed in favor of Burk Construction Company, which Note has heretofore been assigned to Dieringer Properties, Inc. Pension Trust Fund, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and,

2. Safeco Title Insurance Company resigned as Trustee under the Deed of Trust, and John E. Morse, an attorney at law, whose address is 1104 Main Street, Suite 400, Vancouver, Washington, 98660, was appointed Successor Trustee, by document dated March 4, 1988, and recorded under Auditor's File No. 104795, Book 108, page 642, records of Skamania County, State of Washington.
3. The beneficial interest in said Deed of Trust is now held by Dieringer Properties, Inc. Pension Trust Fund.
4. Thereafter, Robert E. Dieringer, Trustee for the Dieringer Properties, Inc. Pension Trust Fund did provide to the Trustee of said Deed of Trust a written Notice of Default and election to sell said property, whereby all sums secured by said Deed of Trust were declared to be then due and payable and the said Trustee was requested and directed to sell the property therein and herein described under the terms thereof, in the manner therein specified, to accomplish the objects of the Trust created by said Deed of Trust. Pursuant to RCW 61.24.030, the Trustee did on February 22, 1988, mail a written Notice of Default to each of the Grantors in said Deed of Trust, addressed to said Grantors at their last known address, which mailing was by first class and certified mail, return receipt requested. In addition, the Trustee on February 24, 1988, caused to be posted in a conspicuous place on the property subject to said Deed of Trust a copy of said

Notice of Default. Said Notice of Default complied in all respects with the requirements of RCW 61.24.030(6).

5. The Trustee, in compliance with the terms of said Deed of Trust, did execute, and on March 29, 1988, did record, with the Auditor of Skamania County, Washington, Notice of Trustee's Sale, which recording was accomplished under Recording No. 104923, Book 108, page 985, records of said County, which Notice provided for sale of said property to satisfy the obligation secured by said Deed of Trust.
6. The Trustee, in his aforesaid Notice of Trustee's Sale did state that he, as such Trustee, by virtue of the authority vested in him would sell at public auction to the highest bidder, the property described therein, said property being in the County of Skamania, State of Washington, and did fix the place of sale as the North front entrance to the Skamania County Court House in Stevenson, Washington on July 8, 1988 at the hour of 10:00 a.m. of said date, and did cause copies of the Notice of Trustee's Sale to be recorded in the office of the Auditor in each County in which the Deed of Trust was recorded as stated above, at least ninety (90) days before the sale; and further, the Trustee did cause a copy of said Notice, at least ninety (90) days before said sale, to be posted upon the property subject to the sale; and further the Trustee did cause a copy of said Notice, at least ninety (90) days before said sale, to be mailed first class mail and by

certified mail to each person who had any interest in or lien or claim of lien against the property or any party thereof described in said Notice, provided that such interest, lien, or claim was recorded at the time said Notice was first recorded and provided that the address of such person was stated in the recorded instrument evidencing his interest, lien, claim, or was otherwise known to the Trustee; and a copy of said Notice was mailed by regular mail and certified mail to the address to which such person had in writing requested the Trustee to transmit such Notice, or, if no such request had been made, then to the address appearing in the recorded instrument evidencing his interest, lien or claim or to such address otherwise known to the Trustee; and further the Trustee did cause a copy of said Notice to be published in a newspaper in each county in which the property or any part thereof was situated, the first publication occurring on the 8th day of June, 1988 and the second publication occurring on the 29th day of June, 1988; and said Notice sets forth the date by which default must be cured in order to cause a discontinuance of sale, as provided by statute; and

7. The Trustee did more than ninety (90) days prior to the sale mail a copy of said Notice of Sale and Notice of Foreclosure with copy of the Deed of Trust to the Grantors of said Deed of Trust, which mailing was by certified and by regular

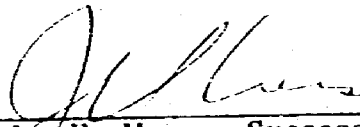


mailing, addressed to said Grantors at their last known addresses.

8. The Deed of Trust under which this Trustee's Sale was made provides that the real property conveyed therein is not used principally for agricultural or farming purposes; and
9. That prior to said Trustee's Sale no action on an obligation secured by said Deed of Trust was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all or any portion of the property therein or herein described; and there was no Lis Pendens on file in connection therewith prior to date of Notice of Trustee's Sale was place of record; and
10. That all legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notice to be given, as provided in RCW Chapter 61.24; and all amendments thereto; and
11. Said obligations secured by said Deed of Trust remained unpaid on July 8, 1988, the date of Trustee's sale, and said Trustee did at the time and place of sale, fixed as aforesaid, then and there sell at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$25,179<sup>21</sup>, 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,

BOOK 110 PAGE 66


IN WITNESS WHEREOF, John E. Morse, a licensed attorney, as  
Trustee has caused his name to be here unto affixed.

  
John E. Morse, Successor-Trustee

STATE OF WASHINGTON )  
County of Clark ) :SS

I certify that I know or have satisfactory evidence that John E.  
Morse signed this instrument and acknowledged it to be his free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 5, 1988

  
Notary Public in and for the State of  
Washington, residing at Vancouver.  
My Appointment Expires: 7/1/89

105413

BOOK 110 PAGE 60

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY JOHN E. MORSE

JUL 8 10 11 AM '88

A. N. Dip  
AUDITOR  
GARY M. OLSON

TRUSTEE'S DEED

THE GRANTOR, John E. Morse, an attorney licensed to practice law under the laws of the State of Washington, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment to Trustee of Twenty-Five Thousand One Hundred Twenty-Nine Dollars and Twenty-Seven (\$25,129.27) Cents as recited below, hereby grants and conveys, without warranty, to Dieringer Properties, Inc. Pension Trust Fund, Grantee, that real property situated in the County of Skamania, State of Washington, and described as follows:

A tract of land located in the Northwest quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northeast quarter of the said Section 33; thence West along the North line of said subdivision 662 feet; thence South 500 feet to the initial point of the tract hereby described; thence South 500 feet, more or less, to intersection with the centerline of County Road No. 1106 designated as the Washougal River Road; thence following the centerline of said road in a westerly direction to intersection with the West line of the Northwest quarter of the Northeast quarter of the said Section 33; thence North along said West line to a point 500 feet South of the North line of said Section 33; thence East 658 feet, more or less, to the initial point;

TRUSTEE'S DEED

Glenda J. Kimmel, Skamania County Assessor  
By: *DM* Parcel # 2-S-33-800

13117  
REAL ESTATE EXCISE TAX  
PAID *6/11/88*  
SKAMANIA COUNTY TREASURER



EXCEPT right of way for County Road No. 1106 designated as the Washougal River Road.

AND EXCEPT the West 299 feet of the above-described tract.

This conveyance is made pursuant to the powers, including the power of sale, granted upon said Trustee by that certain Deed of Trust dated August 9, 1982, between Dean M. Burk and Sandra A. Burk, husband and wife, as Grantor, to Safeco Title Insurance Company, A California corporation, Trustee, for the benefit of Burk Construction Company, Beneficiary, recorded under Auditor's File No. 94534 in Book 58 at page 742. The Beneficiary's interest in said Deed of Trust was assigned by instrument dated August 9, 1982, recorded August 10, 1982, under Auditor's File No. 94535, in Book 58, at page 744, records of Skamania County. After fulfillment of the conditions specified in said Deed of Trust by the Trustee, and in compliance with the laws of the State of Washington, authorizing the above conveyance, and recited as follows:

1. Said Deed of Trust is executed to secure, together with undertakings, the payment of \$20,000, with interest thereon, according to the terms of a Promissory Note, executed in favor of Burk Construction Company, which Note has heretofore been assigned to Dieringer Properties, Inc. Pension Trust Fund, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and,

2. Safeco Title Insurance Company resigned as Trustee under the Deed of Trust, and John E. Morse, an attorney at law, whose address is 1104 Main Street, Suite 400, Vancouver, Washington, 98660, was appointed Successor Trustee, by document dated March 4, 1988, and recorded under Auditor's File No. 104795, Book 108, page 642, records of Skamania County, State of Washington.
3. The beneficial interest in said Deed of Trust is now held by Dieringer Properties, Inc. Pension Trust Fund.
4. Thereafter, Robert E. Dieringer, Trustee for the Dieringer Properties, Inc. Pension Trust Fund did provide to the Trustee of said Deed of Trust a written Notice of Default and election to sell said property, whereby all sums secured by said Deed of Trust were declared to be then due and payable and the said Trustee was requested and directed to sell the property therein and herein described under the terms thereof, in the manner therein specified, to accomplish the objects of the Trust created by said Deed of Trust. Pursuant to RCW 61.24.030, the Trustee did on February 22, 1988, mail a written Notice of Default to each of the Grantors in said Deed of Trust, addressed to said Grantors at their last known address, which mailing was by first class and certified mail, return receipt requested. In addition, the Trustee on February 24, 1988, caused to be posted in a conspicuous place on the property subject to said Deed of Trust a copy of said

Notice of Default. Said Notice of Default complied in all respects with the requirements of RCW 61.24.030(6).

5. The Trustee, in compliance with the terms of said Deed of Trust, did execute, and on March 29, 1988, did record, with the Auditor of Skamania County, Washington, Notice of Trustee's Sale, which recording was accomplished under Recording No. 104923, Book 108, page 985, records of said County, which Notice provided for sale of said property to satisfy the obligation secured by said Deed of Trust.
6. The Trustee, in his aforesaid Notice of Trustee's Sale did state that he, as such Trustee, by virtue of the authority vested in him would sell at public auction to the highest bidder, the property described therein, said property being in the County of Skamania, State of Washington, and did fix the place of sale as the North front entrance to the Skamania County Court House in Stevenson, Washington on July 8, 1988 at the hour of 10:00 a.m. of said date, and did cause copies of the Notice of Trustee's Sale to be recorded in the office of the Auditor in each County in which the Deed of Trust was recorded as stated above, at least ninety (90) days before the sale; and further, the Trustee did cause a copy of said Notice, at least ninety (90) days before said sale, to be posted upon the property subject to the sale; and further the Trustee did cause a copy of said Notice, at least ninety (90) days before said sale, to be mailed first class mail and by

certified mail to each person who had any interest in or lien or claim of lien against the property or any party thereof described in said Notice, provided that such interest, lien, or claim was recorded at the time said Notice was first recorded and provided that the address of such person was stated in the recorded instrument evidencing his interest, lien, claim, or was otherwise known to the Trustee; and a copy of said Notice was mailed by regular mail and certified mail to the address to which such person had in writing requested the Trustee to transmit such Notice, or, if no such request had been made, then to the address appearing in the recorded instrument evidencing his interest, lien or claim or to such address otherwise known to the Trustee; and further the Trustee did cause a copy of said Notice to be published in a newspaper in each county in which the property or any part thereof was situated, the first publication occurring on the 8th day of June, 1988 and the second publication occurring on the 29th day of June, 1988; and said Notice sets forth the date by which default must be cured in order to cause a discontinuance of sale, as provided by statute; and

7. The Trustee did more than ninety (90) days prior to the sale mail a copy of said Notice of Sale and Notice of Foreclosure with copy of the Deed of Trust to the Grantors of said Deed of Trust, which mailing was by certified and by regular

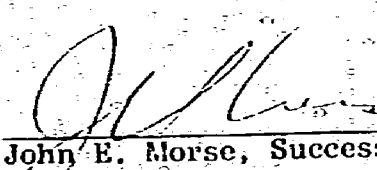


mailing, addressed to said Grantors at their last known addresses.

8. The Deed of Trust under which this Trustee's Sale was made provides that the real property conveyed therein is not used principally for agricultural or farming purposes; and
9. That prior to said Trustee's Sale no action on an obligation secured by said Deed of Trust was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all or any portion of the property therein or herein described; and there was no Lis Pendens on file in connection therewith prior to date of Notice of Trustee's Sale was place of record; and
10. That all legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notice to be given, as provided in RCW Chapter 61.24; and all amendments thereto; and
11. Said obligations secured by said Deed of Trust remained unpaid on July 8, 1988, the date of Trustee's sale, and said Trustee did at the time and place of sale, fixed as aforesaid, then and there sell at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$25,129<sup>22</sup>, 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.




IN WITNESS WHEREOF, John E. Morse, a licensed attorney, as  
Trustee has caused his name to be here unto affixed.

  
John E. Morse, Successor-Trustee

STATE OF WASHINGTON )  
County of Clark ) :ss

I certify that I know or have satisfactory evidence that John E.  
Morse signed this instrument and acknowledged it to be his free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 8, 1988

  
Notary Public in and for the State of  
Washington, residing at Vancouver.  
My Appointment Expires: 2/1/89