

406308

BOOK 112 PAGE 207

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

Filed for Record at the Request of:

Name: IRWIN C. LANDERHOLM  
Address: P.O. Box 1086  
City and State: Vancouver, WA 98666-1086

Dec 14 1 17 PM '88  
d. J. New, Dep.  
ASSISTANT  
GARY H. OLSON

TRUSTEE'S DEED

THE GRANTOR, IRWIN C. LANDERHOLM, 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: FAR WEST FEDERAL BANK, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

See Exhibit "A" attached hereto.

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 ANTHONY R. WILEY and JUDY M. WILEY, husband and wife, as Grantor, to IRWIN C. LANDERHOLM, as Trustee, and WESTOVER MORTGAGE SERVICES, INC., an Oregon corporation, as Beneficiary, dated September 19, 1986 and recorded September 26, 1986 under Auditor's File No. 101935 records of Skamania County, Washington. The beneficiary interest in said Deed of Trust was assigned to FAR WEST FEDERAL SAVINGS BANK by instrument recorded under Auditor's File No. 102252.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of SIXTY-THREE THOUSAND AND NO/100 DOLLARS (\$63,000.00) with interest thereon, according to the terms thereof, in favor of WESTOVER MORTGAGE SERVICES, INC., 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.

TRUSTEE'S DEED - 1

12424  
REAL ESTATE EXCISE TAX  
DEC 14 1988

PAID Exempt

John Deputy

LAW OFFICES OF  
Landerholm, Memovich,  
Lansverk & Whitesides, Inc., P.S.  
Broadway at Evergreen, Suite 400  
P.O. Box 1086  
Vancouver, Washington 98666  
(206) 668-3312

Glenda J. Kimmel, Skamania County Assessor  
By: DM Parcel # 2-5-32-3-2003

5. FAR WEST FEDERAL BANK, 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.
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 August 25, 1988, recorded in the Office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 105664.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the North Door, Skamania County Courthouse, Vancouver Avenue, Stevenson, Washington, a public place, at 11:00 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 32nd and 28th days before the sale date and once between the 11th and 7th days before the sale date 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 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 9, 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 SEVENTY THOUSAND ONE HUNDRED TWENTY-EIGHT AND 56/100 DOLLARS (\$70,128.56) 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.

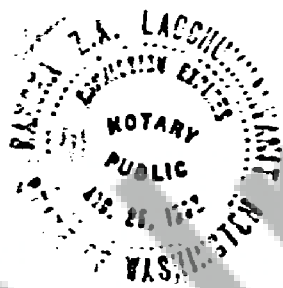
DATED this 13<sup>th</sup> day of December, 1988.

Irwin C. Landerholm  
IRWIN C. LANDERHOLM, Trustee

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that IRWIN C. LANDERHOLM is the person who appeared before me, and acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: Dec 13, 1988



Ramona Z. A. Lachummanan  
Notary Public in and for the  
State of Washington, residing  
at Vancouver.  
My appointment expires: 8/25/92

EXHIBIT "A"

A tract of land located in Lot 50 of Washougal Riverside tracts, according to the official plat thereof on file and of record at Page 80 of Book "A" of Plats, records of Skamania County, Washington, described as follows: Beginning at the Southeasterly corner of the said Lot 50, said point being common with the Southwesterly corner of Lot 49 of Washougal Riverside tracts aforesaid; thence along the Easterly line of the said Lot 50 Northwesterly 148 feet; thence parallel to the Northerly line of the said Lot 50 Southwesterly 118 feet; thence parallel to the Easterly line of the said Lot 50 Southeasterly 250 feet; more or less, to the Southerly line of the said Lot 50; thence along said Southerly line Northerly to the point of beginning; except the Easterly 10 feet thereof.