

106489

BOOK 112 PAGE 839

Account Number	Loan Number	Date of Note	Due Date	Principal Amount
	17006525	2-16-84	2-10-89	48,000.00

MODIFICATION OF DEED OF TRUST OR MORTGAGE

References above to any particular loan or item do not limit the applicability of this modification agreement.

Borrower: Donald Moser
Marie Moser
Box 264
Carson, WA 98610

Lender: KLICKITAT VALLEY BANK
Box 279
White Salmon, WA 98672

1. **DEED OF TRUST/MORTGAGE.** Borrower (who is either the grantor or mortgagor) and Lender (who is either the beneficiary or mortgagee) have entered into the following described deed of trust, mortgage or security instrument, hereinafter called the "Security Agreement" (complete as applicable):
- (a) Description: ☒ Deed of Trust ☐ Mortgage ☐ Other
(b) Date of Security Agreement: February 16, 1984 (c) Date of Recording: February 22, 1984
(d) Recording Number: 97167 (e) Book Number: 60 at Page 102-105
(f) State of: Washington (g) County of: Skamania
(h) Recorded in the Office of: Skamania County Auditor

2. **REAL PROPERTY DESCRIPTION.** The Security Agreement covers the following real property located in the above referenced county and state:

See attached legal description

3. **MODIFICATION.** Borrower and Lender hereby modify the Security Agreement as follows (check and complete as applicable):

☐ **Principal Balance Increase.** The principal amount secured by the Security Agreement is increased from \$ _____ to \$ _____

☒ **Interest Rate.** The interest rate is changed from 14 % per annum to 12%

☐ **Extension.** The payment schedule has been extended and the new maturity date is now:

☐ **Assumption.** The following person(s) or entity(s), hereinafter called the "Assuming Party", has assumed and is now liable for the indebtedness and obligations of Borrower under the Security Agreement:

(1) Name &

Address:

☒ **Other:** Principal balance of \$19,344.76 re-written into 66 payments of \$401.22 beginning February 20, 1989, and monthly until final payment July 20, 1994. Customer to pay interest of \$96.45; late charge of \$20; fee of \$50, filing fee of \$6; and tax service fee of \$45, for a total of \$217.45.

4. **CONTINUING VALIDITY.** Except as modified above, all terms and conditions of the Security Agreement shall remain in full force and effect.

This Modification of Deed of Trust or Mortgage is executed on January 24, 1989.

KLICKITAT VALLEY BANK

☒ Donald Moser
Donald Moser
☒ Marie Moser
Marie Moser

Assuming Party

Assuming Party

ACKNOWLEDGMENT OF LENDER

STATE OF Washington)
County of Klickitat) ss

On this 24th day of January 19 89 before me, Bonita R. Welch
personally appeared N. E. Clatterbuck to me known to be (or in California
personally known to me or proved to me on the basis of satisfactory evidence to be) the Vice-President and Manager
authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of
said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that
he was authorized to execute said instrument and that the seal affixed is the corporate seal of said Lender.

Residing at: White Salmon
My Commission expires: 6-18-89

By Bonita R. Welch
Notary Public in and for the State of: Washington

ACKNOWLEDGMENT OF BORROWER/ASSUMING PARTY:

STATE OF Washington)
County of Klickitat) ss

On this day personally appeared before me Donald and Marie Moser
to be for in California personally known to me or proved to me on the basis of satisfactory evidence to be) the individual, or individuals described in and who exe-
cuted the within and foregoing instrument, and acknowledged that they signed the same at their free and voluntary act and deed, for the uses and pur-
poses therein mentioned. Given under my hand and official seal this 24th day of January 19 89.

Residing at: White Salmon
My Commission expires: 6-18-89

By Bonita R. Welch
Notary Public in and for the State of: Washington

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A tract of land located in the North 37.5 rods of the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Northwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the said Section 17; thence South $00^{\circ} 57' 20''$ West 1,817.47 feet to the North right of way line of the Bonneville Power Administration's Hanford-Ostrander transmission line; thence North $61^{\circ} 40' 30''$ East along said right of way line 238.35 feet to the initial point of the tract hereby described; thence North $61^{\circ} 43' 30''$ East 690.77 feet; thence North $89^{\circ} 37' 40''$ East along said right of way line 489.38 feet to the East line of the Southwest Quarter of the Northwest Quarter of the said Section 17; thence North $01^{\circ} 22' 10''$ East 20.50 feet to the northeast corner of the said Southwest Quarter of the Northwest Quarter of the said Section 17; thence North $88^{\circ} 35' 40''$ West 30.00 feet; thence North $01^{\circ} 22' 10''$ East 170.74 feet to the intersection with the centerline of County Road No. 2331, designated as old detour road; thence North $88^{\circ} 52' 30''$ West along the centerline of said old detour road 809.53 feet; thence following a curve to the left whose radius is 272.9 feet and whose angle is $42^{\circ} 32' 30''$ a distance of 202.64 feet; thence South $48^{\circ} 35'$ West 18.15 feet; thence following a curve to the right whose radius is 318.3 feet a distance of 73.30 feet; thence South $00^{\circ} 57' 20''$ West 418.27 feet to the initial point.

Skamania County, Washington

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BY MT. ADAMS TITLE

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