

107221

BOOK 114 PAGE 516

SK-15124
LOT 5/1 N. BONN.

TRUSTEE'S DEED

The GRANTOR, **PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON**, 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 Federal National Mortgage Association, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 5, Block 1, Plat of Relocated North Bonneville, records in Book "B" of Plats, Page 8 Under Skamania County File No. 83466, Also recorded in Book "B" of Plats, Page 24, Under Skamania County File No. 84429, Records of Skamania County, Washington

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 Larry E. Hendrickson, an unmarried man, as Grantor, to Rainier National Bank fka Rainier Mortgage Company as Trustee, and Rainier Mortgage Company, as Beneficiary, dated August 10, 1979, recorded August 17, 1979, as No. 89216, in Book/Reel 56, Page/Frame 647, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$60,000.00 with interest thereon, according to the terms thereof, in favor of , 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 made 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. Federal National Mortgage Association, 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.

Registered E
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Indirect E
Filmed E
Mailed E

REAL ESTATE EXCISE TAX

JUN 24 1989

12814

AID

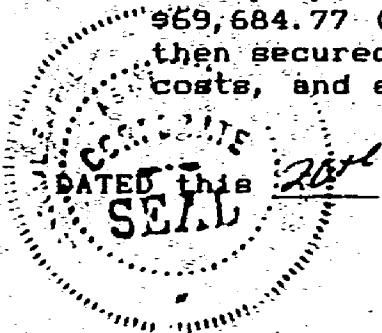
exempt

W. D. Smith

SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Assessor
By: DM Parcel # 2-7-30-1-11-500

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 March 6, 1989, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel 113, Page/Frame 183, as No. 106661.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance to the Skamania County Courthouse in Stevenson, a public place at 10:00 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 ninety 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 the sale and once between the eleventh and seventh day before the date of the sale 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 or served to or 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 the 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 June 16, 1989, the date of sale, which was not less than 90 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 herein above described, for the sum of \$69,684.77 (cash) (by 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 20th day of June, 19 89.

PROFESSIONAL FORECLOSURE
CORPORATION OF WASHINGTON

By: [Signature]

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

JUN 21 3 44 PM '89

STATE OF OREGON)
) SS.
COUNTY OF Multnomah)

AUDITOR
GARY H. OLSON

On this day personally appeared before me Kelly D. Sutherland to me known to be the Assistant Vice President/Secretary of Professional Foreclosure Corporation of Washington and who executed the within and foregoing instrument, and acknowledged that he signed the said as his free and voluntary act and deed, and for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of June, 19 89.

Tulia Barnes
NOTARY PUBLIC for Oregon
residing at Portland
My Commission expires: 8/25/92

PFC No.: 89-60550
Loan No.: 5832017