



**Chicago Title  
Insurance Company**

107657

BOOK 115 PAGE 491

FILED FOR RECORD

THIS SPACE FOR RECORD BY SKAMANIA CO. TITLE

AUG 16 5 09 PM '89

E. Myford  
AUDITOR

GARY M. OLSON

FILED FOR RECORD AT REQUEST OF

36347 gr

WHEN RECORDED RETURN TO

Name

Address

City, State, Zip

Registered

Indexed, Sir

Indirect

Filmed 8/18/89

Mailed

SK-15226

01-05-03-3-0-0700-00

## Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 11 day of August, 19 89, between  
TRIPLE RRR DEVELOPMENT CORPORATION, GRANTOR,

whose address is P. O. BOX 10, WOODLAND, WA 98674

CHICAGO TITLE INSURANCE COMPANY, a corporation, TRUSTEE, whose address is Metropolitan Park,  
1100 Olive Way, Seattle, Washington 98101 and THOMAS P. PELETT and BARBARA E. PELETT,

husband and wife, BENEFICIARY,

whose address is 61285 KING SAUL, BEND OR 97702

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the

following described real property in SKAMANIA County, Washington:

THE EXACT LEGAL DESCRIPTION IS ATTACHED HERETO AS  
EXHIBIT 'A' AND BY REFERENCE THERETO MADE A PART  
OF THIS DOCUMENT.

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments,  
and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment  
of the sum of (\$ 19,000.00 )

NINETEEN THOUSAND AND NO 100THS Dollars  
with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and  
made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or  
loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be  
agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or  
improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon  
which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restric-  
tions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property, to keep the property free and clear of all other charges, liens, or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

**IT IS MUTALLY AGREED THAT:**

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrancers for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

STATE OF WASHINGTON

COUNTY OF \_\_\_\_\_

ss.

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Notary Public in and for the State of Washington, residing at \_\_\_\_\_

STATE OF WASHINGTON

COUNTY OF Clark

ss.

On this 11th day of August, 1989, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ and Ronald E. Powell

to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively of Triple RRR Development corporation the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal here to affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at Vancouver

**REQUEST FOR FULL RECONVEYANCE**

*Do not record. To be used only when note has been paid.*

**TO: TRUSTEE:**

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated \_\_\_\_\_, 19\_\_\_\_



## EXHIBIT "A"

SK-15226

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 14.19 CHAINS SOUTH OF THE CENTER OF THE SAID SECTION 3; THENCE WEST 15.85 CHAINS TO THE CENTER OF COUNTY ROAD NO. 1113 DESIGNATED AS THE SALMON FALLS ROAD; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO EUNICE T. FROESCHLE BY DEED DATED MAY 16, 1910, AND RECORDED AT PAGE 289 OF BOOK "M" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE EAST 13.40 CHAINS TO THE CENTER LINE OF SAID SECTION 3; THENCE NORTH 6.11 CHAINS TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF STATE ROAD NO. 140;

EXCEPT A TRACT OF LAND CONVEYED TO SCHOOL DISTRICT NO. 1 BY DEED DATED JUNE 22, 1934, AND RECORDED AT PAGE 552 OF BOOK "X" OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 375 FEET EAST OF THE SOUTHWEST CORNER OF SCHOOL DISTRICT NO. 1 PROPERTY IN SECTION 3, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST TO THE NORTH-WESTERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD NO. 1101 DESIGNATED AS THE RYAN-TAVELLI ROAD; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY TO A POINT 60 FEET DUE SOUTH OF THE SOUTH LINE OF SAID SCHOOL PROPERTY; THENCE WEST TO A POINT 60 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 60 FEET TO THE POINT OF BEGINNING;

AND EXCEPT A TRACT OF LAND CONVEYED TO SKAMANIA COUNTY BY DEED DATED DECEMBER 5, 1947, AND RECORDED AT PAGE 553 OF BOOK 31 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 3, SAID POINT BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT CONVEYED TO EUNICE T. FROESCHLE; THENCE WEST 420 FEET TO THE INITIAL POINT OF THE TRACT HEREBY EXCEPTED; THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1101 DESIGNATED AS THE RYAN-TAVELLI ROAD; THENCE SOUTH 69° 59' WEST ALONG SAID RIGHT OF WAY LINE OF SAID ROAD TO INTERSECTION THEREOF WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 140; THENCE SOUTH 74° 30' EAST ALONG THE NORTHERLY LINE OF STATE ROAD NO. 140 TO A POINT DUE WEST OF THE INITIAL POINT; THENCE EAST 100 FEET TO THE INITIAL POINT.