

## TRUSTEE'S DEED

The Grantor, KIELPINSKI & LOURNE, P.C., 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 DOUGLAS P. MCKENZIE and MARLEA K. MCKENZIE, husband and wife, Grantees, that real property, situated in the County of Skamania, State of Washington, described as follows:

A tract of land in the B.B. Bishop Donation Land Claim, described as follows:

Beginning at an iron rod at the intersection of the Northerly line of the Moffetts-Carpenter County Road with the Northwesterly line of the Bonneville Power Administrations' No. 1 and 2 Bonneville-Coulee Transmission line right-of-way, said point being North 51°30'41" East 1,464.42 feet from an iron pipe marking a witness corner to the Southwest corner of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, said pipe being North 01°29'49" East from the Southwest corner of said Section 16; thence North 33°24'00" East along said transmission line right-of-way 178.17 feet; thence North 56°36'00" West 225 feet; thence South 33°24'00" West 147.68 feet; thence along the Northerly line of Moffetts-Carpenter County Road 227.06 feet to the point of beginning.

ALSO KNOWN AS Lot 2 of the K.W. Peterson Short Plat recorded July 28, 1976 under Auditor's File No. 82540, 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 Vadim Krijanovsky, a single man, in his capacity as an individual, and Biba Hot Springs Development Company, a Washington limited partnership, and Biba Hot Springs, Inc., a Washington corporation, as Grantors, to Skamania County Title Insurance Company, a corporation, as Trustee, and Douglas P. McKenzie and Marlea K. McKenzie, husband and wife, as Beneficiaries, dated July 23, 1984, recorded July 25, 1984, under Auditor's File No. 97952, records of Skamania County, Washington. On January 12, 1989, the Beneficiaries appointed and substituted Kielpinski & Lorne, P.C., attorneys at law, as successor trustee in such trust deed in the place and stead of the trustee named therein.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of the promissory note in the sum of \$29,000.00 with interest thereon, according to the terms hereof, in favor of Douglas P. McKenzie and Marlea K. McKenzie, husband and wife, 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.

Registered E  
Indexed, E  
Indirect E  
Filed 8/18/89  
K. L.

-1-

REAL ESTATE EXCISE TAX  
AUG 13 1989 12953  
PAID Exempt  
Paul Deputy  
SKAMANIA COUNTY TREASURER

By: J. C. Kimball, Skamania County Assessor  
Parcel # 2-2-16-603

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 in a conspicuous place on the real property described above in accordance with law.

5. Douglas P. McKenzie and Marlea K. McKenzie, husband and wife, 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 April 7, 1989, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book 113 at Page 492, under Auditor's File No. 106821, records of Skamania County, Washington.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the north door of the Skamania County Courthouse, Stevenson, Washington, a public place, at 10:30 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 (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 day before the sale and once between the 11th and 7th day before the sale in a legal newspaper in each county in which the property or any part thereof is situated.

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 eleven (11) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 11, 1989, 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 Grantees, the highest bidder therefor, the property hereinabove described, for the sum of \$22,945.41, 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 14th day of August, 1989.

FILED FOR RECORD  
SKAMIA CO. WASH  
BY *Jan Kielinski*  
AUG 17 4 37 PM '89  
*E. McKeel*  
GARY H. OLSON

KIELPINSKI & LOURNE, P.C.

By

*Jan C. Kielinski*  
JAN C. KIELPINSKI, Trustee

STATE OF WASHINGTON )  
 ) ss  
County of Skamania )

On this day personally appeared before me JAN C. KIELPINSKI to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of August, 1989.

*Jan C. Kielpinski*  
Notary Public in and for the  
State of Washington, residing  
at Carson, WA

Commission expires 8-15-93