

SK-15248

NOTICE OF TRUSTEE'S SALE

02-05-26-0-0-1700-00 & 06

02-05-27-0-0-0400-00

02-05-34-2-0-0100-00

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 15th day of December, 1989, at the hour of 11:00 o'clock a.m. at the North front door of the Skamania County Courthouse, in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skamania, State of Washington, to wit:

THE FOLLOWING DESCRIBED PARCELS SITUATED IN SKAMANIA COUNTY, WASHINGTON:

PARCEL A

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF A LINE 250 FEET DISTANT IN A SOUTHEASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

PARCEL B

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF A LINE 250 FEET DISTANT IN A SOUTHERLY DIRECTION FROM THE SOUTHERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

PARCEL C

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF A LINE 250 FEET DISTANT IN A EASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

EXCEPT AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B, & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966, IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 6/253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH A PERPETUAL NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS A, B, & C DESCRIBED ABOVE, TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH, AND TO MAINTAIN AND RECONSTRUCT SAID ROAD IN THE WEST HALF OF THE WEST HALF OF SECTION 23 IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS:

Registered	<input checked="" type="checkbox"/>
Indexed, Cir	<input checked="" type="checkbox"/>
Indirect	<input checked="" type="checkbox"/>
Filmed	<input type="checkbox"/>
Mailed	<input type="checkbox"/>

BEGINNING AT A POINT ON THE SOUTH LINE OF THE TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON (DEPARTMENT OF FISHERIES), BY DEED DATED JUNE 3, 1954, AND RECORDED JUNE 16, 1954 AT PAGE 185 OF BOOK 38 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, SAID POINT BEING 200 FEET SOUTH AND 850 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH $45^{\circ}20'$ WEST 290 FEET; THENCE SOUTH $38^{\circ}50'$ WEST 90 FEET; THENCE SOUTH $9^{\circ}20'$ EAST 170 FEET; THENCE SOUTH 31° EAST 225 FEET; THENCE SOUTH $15^{\circ}40'$ WEST 270 FEET; THENCE SOUTH 5° EAST 480 FEET; THENCE SOUTH $20^{\circ}30'$ WEST 790 FEET; THENCE SOUTH 2° EAST 515 FEET; THENCE SOUTH 5° EAST 1200 FEET; THENCE SOUTH $1^{\circ}40'$ WEST 870 FEET TO THE END OF THE EXISTING ROAD; AND A PERPETUAL NONEXCLUSIVE EASEMENT TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH, AND TO MAINTAIN AND RECONSTRUCT SAID ROAD, IN THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF AN EXISTING COUNTY ROAD, SAID POINT BEING 2450.29 FEET NORTH AND 1116.95 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH $26^{\circ}57'20''$ EAST 275.61 FEET; THENCE SOUTH $10^{\circ}36'20''$ EAST 166.97 FEET; THENCE SOUTH $36^{\circ}50'$ WEST 568.35 FEET; THENCE SOUTH 36° EAST 75 FEET; THENCE SOUTH 40° WEST 350 FEET; THENCE SOUTH 250 FEET; THENCE SOUTH 45° WEST 280 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING APPROXIMATELY 250 FEET SOUTHERLY FROM THE MEAN HIGH WATER LINE OF THE WASHOUGAL RIVER.

which is subject to that certain Deed of Trust recorded April 1, 1989, under Auditor's File No. 99070, records of Skamania County, Washington, from WILLIAM V. BENSON and ICEL C. BENSON, husband and wife, as Grantor, to SKAMANIA COUNTY TITLE COMPANY, as Trustee, to secure an obligation in favor of INTERNATIONAL PAPER REALTY CORPORATION, as Beneficiary.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by the Deed of Trust.

III.

The default for which this foreclosure is made is as follows:

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

AUG 24 11 20 AM '89

E. Mayford
AUDITOR
GARY K. OLSON

Failure to pay when due the following amounts which are now in arrears: Delinquent interest as of September 1, 1989, in the amount of \$6,228.37. Per diem interest is \$9.46.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$28,773.43, together with interest as provided in the note or other instrument secured from the 25th day of March, 1985, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, default referred to in paragraph III must be cured by the 4th day of December, 1989 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 4th day of December, 1989 (11 days before the sale date), the default as set forth in paragraph III is cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 4th day of December, 1989 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and

advances, if any, made pursuant to the terms of the obligation and/or Deed of trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following address:

.01 Fouts Road, Cook, Washington 98605

by both first class and certified mail on the 20th day of June, 1989, proof of which is in the possession of the Trustee; and the Grantor or the Grantor's successor in interest was personally served on the 27th day of June, 1989, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale

pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

SKAMANIA COUNTY TITLE
COMPANY, INC.

[Signature]
TRUSTEE

Address:

43 Russell Street
P. O. Box 277
Stevenson, Washington

Telephone:

(509) 427-5681

STATE OF WASHINGTON)

County of *Skamania* ss.

On this 24th day of August, 1989, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lewis R. Williams, Jr. to me known to be the Ass't. Vice President of SKAMANIA COUNTY TITLE COMPANY, INC., the corporation that executed the foregoing instrument, and executed the said instrument as its free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath state that he was authorized to execute the said instrument.

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

[Signature: Peggy B. Lowmy]
NOTARY PUBLIC in and for the State
of Washington, residing at Carlson
My commission expires 2/23/91

