

108107

BOOK 116 PAGE 394

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

Filed for Record at Request of:

Name: JAMES J. SOWDER  
310 West 11th Street  
P. O. Box 27  
Vancouver, WA 98666

OCT 20 12 02 PM '89

AUDITOR  
GARY M. OLSON

File No.

SK-15079  
02-05-30-0-0-1306-00

TRUSTEE'S DEED

The GRANTOR, JAMES J. SOWDER, as present Trustee under the Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: PWT FEDERAL CREDIT UNION, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

The South half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT the East 30.00 feet lying within county road known as Bear Prairie Road.

ALSO DESCRIBED as Lot 4 of the Don A. Anderson short plat as recorded in Book 2 of Short Plats on Page 39, Skamania County records.

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 Neil and June Shaw as Grantor to Chicago Title Insurance Company, a Corporation, as Trustee, and PWT Federal Credit Union, as Beneficiary, dated June 21, 1983, recorded June 24, 1983, recording No. 95961 in Book 59, Page 414, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$20,195.54 with interest thereon, according to the terms thereof, in favor of PWT Federal Credit Union and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

Registered Ex  
Indexed Ex  
Indirect Ex  
Filed 10-22-89  
Mailed

Glenda J. Kimmel, Skamania County Assessor  
By: DM Parcel # 2-5-30-1306

REAL ESTATE EXCISE TAX

13080

OCT 20 1989

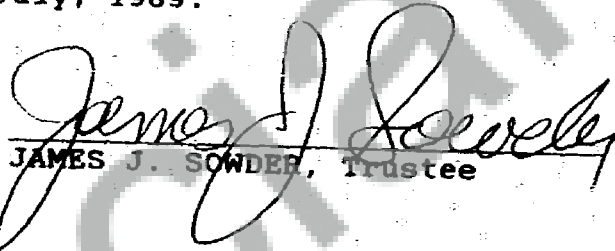
PAID Exempt

SKAMANIA COUNTY TREASURER

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 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 or served in accordance with law.
5. PWT Federal Credit Union, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust. By agreement of Chicago Title Insurance Company and the Beneficiary, James J. Sowder, Attorney at Law, was appointed Successor Trustee, such resignation and appointment of Successor Trustee filed with the Skamania County Auditor on December 5, 1988.
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 1, 1989 recorded in the office of the Auditor of Skamania County Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 106644.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at Skamania County Courthouse in the City of Stevenson, State of Washington, a public place at 9:30 o'clock a.m., and in accordance with the 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 90 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 sale, and once between the eleventh and seventh day before the date of sale; and further, included with this Notice, which was transmitted to or served 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 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 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 30, 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 Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$ 30,966.02 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 6 day of July, 1989.

  
JAMES J. SOWDER, Trustee

STATE OF WASHINGTON )  
County of Clark ) : ss

On this day personally appeared before me JAMES J. SOWDER 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 6th day of July, 1989.

  
NOTARY PUBLIC for Washington  
State residing at: Vanouver  
My Commission Expires:

