

109528

SHORT FORM

BOOK 119 PAGE 531

SCT-15145
03-10-15-C-C-6008961

DEED OF TRUST

THIS DEED OF TRUST is made this 22 day of JUNE, 1990.BETWEEN CHARLES SCHWARTZ, a single person, as Grantor,
whose address is 7417 Frontier Trail, Chanhassen, Minnesota 55317;and FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee,
whose address is Fourth and Blanchard Building, Seattle, Washington;and PHILLIP R. JONES AND NANCY L. JONES, husband and wife, as Beneficiary,
whose address is MP 0.50L Orchard Lane, Underwood Washington 98651.Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in SKAMANIA County, Washington:

SEE ATTACHED SCHEDULED 'C'

TERMS AND CONDITIONS ARE AS FOLLOWS: Monthly installments in the amount of Five Hundred Dollars due and payable on the 22nd day of each month with the first installment due on July 22, 1990. Note and Deed of Trust shall be due in full in one years time or June 22, 1991.

TOGETHER WITH all tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits thereof, and all fixtures and property that may be now located upon said real property or may hereafter be installed in or attached to or used in or adapted for use in the operation of the property and improvements, including, but without being limited to, all trees, shrubs, rockeries, retaining walls, walks, driveways, buildings, structures, improvements and fixtures, plumbing, heating, lighting, cooling and ventilating apparatus, awnings, door and window screens, built-in ranges, dishwashers, refrigerators, washers, disposals, dryers and mirrors, rugs, carpeting and other floor covering material, drapery traverse rods and hardware, all of which property, whether affixed or annexed or not, shall for the purposes of this Deed of Trust be deemed conclusively to be real estate and conveyed hereby. Grantor agrees to execute and deliver, from time to time, such further instruments as may be requested by Beneficiary to confirm the lien of this Deed of Trust on any property. To the extent that any of the property described herein may be subject to the provisions of the Uniform Commercial Code, this deed of trust is a security agreement, granting to beneficiary, as secured party, a security interest in any such property and the grantor agrees to execute such financing statements as may be required by the beneficiary and pay, upon demand, filing fees for any such financing statements and continuations thereof.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of Fifty Five Thousand Dollars----- DOLLARS (\$55,000.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor, all renewals, modifications or 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.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 21 inclusive of the Master Form Deed of Trust hereinafter referred to are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twelfth (12th) day of June, 1967, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

County	Book or Vol.	Page No.	Auditor's File No.	County	Book or Vol.	Page No.	Auditor's File No.
Adams	18 of Misc.	170	117628	Lewis	346	841	711648
Asotin	Microfilmed under Auditor's No.	98675		Lincoln	L. of Misc.	645	313404
Benton	232	1021	578543	Mason	Reel 37	Frame 548-550	226723
Chelan	682	749	667306	Okanogan	33	648	549667
Columbia	300	404	373183	Pacific	206	127	49800
Clark	Auditor's Microfilm No. 672894	G490581		Pend Oreille	26 of Migs.	411	123143
Cowlitz	41 of Migs.	266	F-1770	Pierce	1206 of Migs.	17	2193039
Douglas	736 P	001	653748	San Juan	27	644	66303
Ferry	121	350	148399	Skagit	2 of Office, Rec.	202	700444
Franklin	27 of Deeds	535	150919	Skamania	46 of Migs.	37	68759
Garfield	131	176	301506	Snohomish	116 of Office, Rec.	604	1964459
Grant	Microfilmed under Auditor's No.	12719		Spokane	1143 of Migs.	398	297155C
Grays Harbor	25 of Rec'd Doc.	220	524067	Stevens	107 of Migs.	312	383561
Island	297 of Migs.	138	188847	Thurston	265	73	762307
Jefferson	161	404	197658	Wahkiakum	15	193	24139
King	10 of Misc.	402	192427	Walla Walla	303 of Migs.	528	486453
Knap	5428 of Migs.	26	6188051	Whitcom	61	717	1028411
Klickitat	892	276	907462	Whitman	1 of Misc.	239	374577
	108	446	339165	Yakima	560	360	2133393
	8 of Misc.	24	127305				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

Charles Schwartz
CHARLES SCHWARTZ

STATE OF WASHINGTON)
COUNTY OF Klickitat) ss.

On this 22nd day of JUNE, 1990,
before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
Charles Schwartz

to me known to be the individual he described in and who executed the foregoing instrument, and acknowledged to me that he signed and he signed the said instrument as his free and voluntary act and for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this written.

Jennifer Kingham
Notary Public in and for the State of Washington,
residing at WHITE SALMON

This space reserved for Recorder's use.

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

JUN 27 9 22 AM '90
E. McFarland

GARY OLSON

7-5-90

SCHEDULE C

The land referred to in this policy is situated in the State of _____
County of _____

and is described as follows:

PARCEL 1:

Lot 3, PHILLIP JONES SHORT PLAT, according to the Short Plat, recorded in Book 2, Page 151, Skamania County Short Plat Records; being a tract in the Southeast quarter of the Northwest quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington.

PARCEL 2:

A tract of land within the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 15, Township 3 North, Range 10 East Willamette Meridian, Skamania County, Washington, described as:

The South half of the following parcel:

Beginning at the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North, 49 rods; thence West, 49 rods; thence South, 49 rods; thence East 49 rods to the Point of Beginning;

EXCEPT the East 127.75 feet of the North 384.25 feet thereof;

TOGETHER with an easement and right-of-way for a water pipeline and an intake at a certain spring located Northerly of the above-described tract; said easement and right-of-way to be used only for irrigation and stock watering purposes and as more particularly described in deed dated March 20, 1950, and recorded at Page 9 of Book 33 of Deeds;

SUBJECT to transmission line and access road easement to the United States of America recorded at Page 523 of Book 65 of Deeds;

ALSO SUBJECT to an easement and right-of-way of 15 feet in width for a waterline utility;

C. 9.