

TRUSTEE'S DEED

THE GRANTOR, ROGER D. KNAPP, 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 LEO N. ALLEN, JR. and BARBARA L. ALLEN, husband and wife, Grantees, that real property, situated in the County of Skamania, State of Washington, described as follows:

The South half of Lot 2 in Block "A" of the original town of Carson, according to the official plat thereof now on file and of record in Book "A" of Plats on Page 23, in the office of the Auditor 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 GEORGE W. MONTGOMERY and LINDA D. MONTGOMERY, husband and wife, as Grantors, to TRANSAMERICA TITLE COMPANY, as Trustee, and Riverview Savings Association, as Beneficiary, dated April 30, 1987, recorded May 5, 1987, as Auditor's No. 103106 in Book 105, Page 88, 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 \$22,857.77 with interest thereon, according to the terms thereof, in favor of Riverview Savings Association 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.

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 (30) 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. Riverview Savings Bank, 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.

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 13, 1990, 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. 109045.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the South entrance of the Skamania County Court House, in Stevenson, Washington, a public place, at 10:00 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 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 date of sale, and once between the 11th and 7th 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.

Glenda J. Kimmel, Skamania County Assessor
By: *[Signature]* Parcel # 3-8-29-1-1-1400

Recorded
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Filed 2-27-90
Noted

Trustee Deed

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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 by Chapter 61.24 RCW.

10. The defaults specified in the Notice of Trustee's Sale not having been cured 11 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 20, 1990, 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 \$24,360.76 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 20th day of July, 1990.

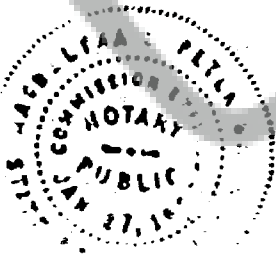

Roger D. Knapp, Trustee


GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me ROGER D. KNAPP, 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 20th day of July, 1990.




Notary Public in and for the State of
Washington, Residing at Battle Ground.
My appointment expires: 1-22-92.

FILED FOR RECORD
SKAMIA COUNTY, WASH
BY Leo N. Allen

JUL 20 10 20 AM '90
J. Lowry
CLERK

13745

REAL ESTATE EXCISE TAX

JUL 20 1990

PAID exempt
J.W. Deputy
SKAMIA COUNTY TREASURER