

AGREEMENT TO ASSUME DEBT SECURED BY DEED OF TRUST

THIS AGREEMENT made and entered into by and between
CLIFFORD B. TAYLOR AND SHARON J. TAYLOR, HUSBAND AND WIFE
 hereinafter called Sellers and VANCOUVER FEDERAL SAVINGS BANK,
 a corporation, hereinafter called Lender and
ROBERT D. OSBORNE AND EVELYN K. OSBORNE, HUSBAND AND WIFE
 hereinafter called Purchasers.

W I T N E S S E T H:

WHEREAS, the Sellers are obligated and liable for payment to the Lender of a debt evidenced by an Adjustable Rate Note in the sum of (\$ 72,900.00) Dollars, dated August 25, 1988, made, executed and delivered for valuable consideration and secured by a Deed of Trust dated August 25, 1988 executed by CLIFFORD B. TAYLOR AND SHARON J. TAYLOR, husband & wife as Trustor, in which VANCOUVER FEDERAL SAVINGS BANK is named as beneficiary and SKAMANIA COUNTY TITLE COMPANY as Trustee, in the original sum of SEVENTY TWO THOUSAND NINE HUNDRED AND NO/100 (\$ 72,900.00) Dollars, recorded September 2, 1988 in the office of Skamania County, Washington, Receiving No. 105711, encumbering real property in Skamania County, Washington, described as follows: *Book 110 Page 706

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS:

LOT 4 OF THE SUNSERI-SCHULL SHORT PLAT AS RECORDED IN BOOK 2 OF SHORT PLATS ON PAGE 120, SKAMANIA COUNTY RECORDS.

WHEREAS, the Sellers are about to sell and transfer the above-described real property to the Purchasers and both the Sellers and the Purchasers request the Lender to consider the credit of the Purchasers and to waive its option to accelerate all sums secured by the Deed of Trust, provided for in paragraph 17 in the Deed of Trust because of this transfer of property, reserving all future rights for acceleration as provided in said Deed of Trust or said Adjustable Rate Note and since Purchasers herein agree to assume Sellers' obligation under said Deed of Trust and Adjustable Rate Note and request that Sellers be released from all obligations under said Deed of Trust and Adjustable Rate Note, now therefore,

For and in consideration of the transfer of property and assumption and the other mutual benefits of these premises to the respective parties hereto, it is mutually agreed as follows:

1. That the indebtedness arising under the Adjustable Rate Note and secured by the Deed of Trust, both referred to above, has an unpaid principal balance of SIXTY EIGHT THOUSAND TWO HUNDRED FORTY SEVEN AND 22/100 (\$8,247.22) Dollars, as of August 9, 1990 and that said indebtedness will be brought current at closing.
2. That the Sellers are hereby released from all obligations under the Deed of Trust and Adjustable Rate Note referred to above and have transferred or shall transfer to Purchasers all right, title and interest in and to the property subject to said Deed of Trust and hereby transfer to Purchasers any and all funds for taxes and insurance held by Lender.
3. That the interest rate on the unpaid principal balance of said Adjustable Rate Note secured by said Deed of Trust is presently Nine & three-eighths cent (9.375 %) per annum and said principal balance shall accrue interest at said rate subject to adjustment in accordance with the provisions of said Adjustable Rate Note except that said interest rate shall never exceed 14.00 %; and Purchasers covenant, promise and agree to pay said Adjustable Rate Note in installments at the times and in the manner and in the respects as originally provided in said Adjustable Rate Note, except as may be adjusted by the interest

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 VanFed Savings Bank
 P.O. Box 90
 Vancouver, Washington 98660

rate provision and to perform each and all of the obligations provided in said Deed of Trust to be performed by the original Grantors called Borrowers at the times and in the manner in all respects as therein originally provided and to be bound by each and all of the terms of the provisions of said Deed of Trust and Adjustable Rate Note referred to above, except as may be modified in regard to interest rate on unpaid principal balance, each as though said Adjustable Rate Note and Deed of Trust and each of them had originally been made, executed and delivered by the Purchasers.

4. That the real property in the whole as described by said Deed of Trust shall remain subject to the original lien, charges or encumbrance of said Deed of Trust and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of said Deed of Trust or the priority thereof over other lien charges or encumbrances or except as herein otherwise expressly provided to release or affect the liability of any party or parties, whomsoever, who may now or hereafter be liable under or on account of said Adjustable Rate Note and Deed of Trust.

5. That Purchasers have paid Lender the sum of SIX HUNDRED EIGHTY AND 26/100 (\$ 680.26) Dollars, receipt of which is hereby acknowledged and said sum represents the reasonable charge of the Lender for its services and expense of this agreement.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing instrument this 6th day of Sept, 1990.

Clifford B. Taylor
*CLIFFORD B. TAYLOR Seller
Sharon J. Taylor
*SHARON J. TAYLOR Seller

Robert D. Osborne
ROBERT D. OSBORNE Purchaser
Evelyn K. Osborne
EVELYN K. OSBORNE Purchaser

VANCOUVER FEDERAL SAVINGS BANK,
a corporation
By Mary D. Morey
Title: Mary D. Morey, Asst. Vice Pres.
By Delores J. Denny
Title: Delores J. Denny, Asst. Vice Pres.

FILED FOR RECORD
SKAMIA CO. WASH
BY Van Fed
OCT 3 12 18 PM '90
D. Lowry
AUDITOR
GARY H. OLSON

STATE OF WASHINGTON)
County of Clark) ss.



On this day personally appeared before me
CHARLES B. TAYLOR and SHARON S. TAYLOR
to me known to be the individuals described in and who executed
the within the foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed for
the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6
day of SEPTEMBER, 1990.

Ann P. Schade
Notary Public in and for the
State of Washington. Residing
at Seattle therein.

STATE OF WASHINGTON)
County of SKAMANIA) ss.

On this day personally appeared before me
Robert D. Osborne and Evelyn K. Osborne
to me known to be the individuals described in and who executed
the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th
day of SEPTEMBER, 1990.

Sanene H. H. H.
Notary Public in and for the
State of Washington. Residing
at Stevenson therein.

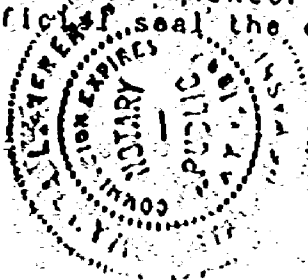
STATE OF WASHINGTON)
County of Clark) ss.

On this 2nd day of October, 1990,
personally appeared

Mary D. Morey and Delores J. Denny

to me known to be the Assistant Vice-President and Assistant-Vice
President, respectively, of the corporation that executed the
foregoing instrument, and acknowledged said instrument to be the
free and voluntary act and deed of said corporation, for the uses
and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year first above written.



Wanda L. H. H.
Notary Public in and for the
State of Washington. Residing
at Vancouver therein.

My Commission Expires May 1, 1994