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	DEED OF	FTRUST	· ·	
THIS DEED OF TRUST is granted this	2 3	day of	June	, 19 역 [
y Del Ray Krall And Carmen H Krall, Husband And W		· · · · · · · · · · · · · · · · · · ·		
('Grantor') to RAINIER CREDIT COMPANY ('Trustee'), White Salmon Office	in trust for SECU	JRITY PACIFIC BANK		Beneficiary"), at
1. CONVEYANCE. Grantor hereby bargains, set				ght, title and inten
in the following described real property ("Property"), wheth	er now owned or late	er acquired, located at	Oak Street	(STREET)
Carson Wa 98610 (STY) gap cool	9	, in <u>Skamania</u>	County, W	ashington and legs
described as: Please See Attacked	•		- 5 A	V.
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2. ASSIGNMENT OF RENTS.	al or farming purpos	ts, issues and profits de es.	1	
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7. RECONVEYANCE. Trustee shall reconvey such portion of the Property to the person entitled thereto upon written request of Beneficiary, or upon satisfaction of the Secured Obligations and written request for reconveyance made by Beneficiary or any person interested in the Property.

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- 9. EVENTS OF DEFAULT. The occurrence of any of the following events shall, at Beneficiary's option, and at any time without regard to any previous knowledge on Beneficiary's part, constitute a default under the terms of this Deed of Trust, the Secured Obligations and all related loan documents:
 - NON-PAYMENT OF PRINCIPAL OR INTEREST. Any payment of principal or interest on the Secured Obligations is not made when due; or
 - 9.2 FAILURE TO PERFORM. Any tax, assessment, insurance premium, lien, encumbrance or other charge against the Property, or any payment under a real estate contract covering the Property is not paid when due; or any other term, covenant or agreement of Grantor contained in this Deed of Trust or in any other document with Beneficiary, or in which Grantor grants a security interest in the Property, is not promptly performed or satisfied.
 - REMEDIES UPON DEFAULT. If any default occurs and is continuing, Beneficiary may, at its option:
 - 10.1 TERMINATE COMMITMENT. Terminate any outstanding and unfulfilled commitment to Grantor;
 - 10.2 ACCELERATE. Declare any or all of the Secured Obligations, together with all accrued interest, to be immediately due and payable without presentment, demand, protest or notice of any kind, all of which are expressly waived by Grantor;
 - 10.3 PAYMENTS. Pay such sums as may be necessary to pay any tax, assessment, insurance premium, lien, encumbrance or other charge against the Property, or any payment under a real estate contract covering the Property, without prejudice to Beneficiary's right to accelerate the Secured Obligations and foreclose upon this Deed of Trust. Grantor shall reimburse Beneficiary, upon demand, for all such amounts paid by Beneficiary, with interest thereon from the date of such payment at the highest rate that is, from time to time, applicable on any of the Secured Obligations. All unreimbursed amounts shall be added to and become a part of the Secured Obligations;
 - 10.4 COLLECTION OF PAYMENTS. Terminate the license granted to Grantor to collect the Payments; take possession of, manage and operate the Property under the terms of the Contracts; and demand and collect all Payments, including endorsing any check, draft or other instrument given as payment, either by itself or through an agent or judicially-appointed receiver. The Payments shall be applied first to payment of the costs of managing the Property and collecting the Payments, and then to the Secured Obligations
 - 10.5 TRUSTEE'S SALE. Direct the Trustee, upon written request, to sell the Property and apply the sale proceeds in accordance with Washington's Deed of Trust Act (RCW 61.24.010, et seq.). Any person, except Trustee, may bid at the Trustee's sale, and
 - 10.6 OTHER REMEDIES. Pursue all other available legal and equitable remedies, including, without limitation, foreclosing upon this Deed of Trust as a mortgage.

Grantor expressly waives any defense or right, in any action or proceeding in connection with the Secured Obligations, that Beneficiary must first resort to any other security or person.

11. WAIVER. No waiver by Beneficiary of any deviation by Grantor from full performance of this Deed of Trust or the Secured Obligations, as

the case may be, shall constitute a waiver of Beneficiary's right to Deed of Trust or the secured Obligations on the basis of the same	require prompt payment or to assert any other right or remedy provided for in this or similar failure to perform
	nures to the benefit of and is binding upon the respective heirs, devisees, legatees.
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and france of Brake	is/are the individual(s) who stoned this instrument in my
presence and acknowledged it to be (his/her/their) free and volun	tary act for the uses and purposes mentioned in the instrument
Dated: 6/02/9/	Jane Barry Let
	(NOTATIVE PUBLIC FOR THE STATE OF WASHINGTON)
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Dated:	
- Dates	(NOTARY PUBLIC FOR THE STATE OF WASHINGTON)
	My appointment expires
Proue	CET FOR RECONVEYANCE
To Trustee:	ST FOR RECONVEYANCE
The undersigned is the holder of the note or notes secure secured by this Dead of Trust, have been paid in full. You are her	ed by this Deed of Trust. Said note or notes, together with all other indebtedness eby directed to cancel said note or notes and this Deed of Trust, which are delivered by you under this Deed of Trust to the person or persons legally entitled thereto.
Dated:	
,	Send Reconveyance To:

Lot 4 of COLUMBIA HEIGHTS according to the official plat thereof on file and of record at Page 136 of Book A of Plats, Records of Skamania County, Washington;

Together with that portion of the said platted property lying between the Easterly line of the said Lot 4 produced South 00° 20' East and the Westerly line thereof produced South 00° 20' East and extending from the Southerly line of said Lot 4 to the Northerly line of Cedar Street as shown on the said plat.

Our R. Kner Carnen & Krall