

111871

SHORT FORM  
**DEED OF TRUST**  
 CONVENTIONAL RESIDENTIAL

BOOK 124 PAGE 642

THIS DEED OF TRUST is made this 14TH day of AUGUST, 1991.BETWEEN NATHAN C. COLTRANE AND BETTY M. COLTRANE, HUSBAND AND WIFE, as Grantor,whose address is MP 0.23L PANDA ROAD, WASHOUGAL, WA 98671;and SKAMANIA COUNTY TITLE COMPANY, as Trustee,whose address is 43 RUSSELL STREET, STEVENSON, WA 98648;and US BANCORP MORTGAGE COMPANY, AN OREGON CORPORATION, as Beneficiary,whose address is 714 MAIN STREET, VANCOUVER, WA 98660.Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in SKAMANIA County, Washington:

ATTACHED

TOGETHER WITH all tenements, hereditaments and appurtenances, now or hereafter thereto 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 \*SIXTY THREE THOUSAND TWO HUNDRED DOLLARS (\$63,200.00) 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	117688	Lewis	346	841	711648
Asotin	Microfilmed under Auditor's No.	98675		Lincoln	L. of Misc.	645	313404
Benton	232	1021	378543	Mason	Reel 37	Frame 548-550	276723
Chelan	682	746	667306	Okanoan	33	648	549667
Clallam	300	404	373183	Pacific	206	127	49800
Clark	Auditor's Microfilm No.	672894	G490581	Pend Oreille	26 of Migs.	411	123143
Columbia	41 of Migs.	266	F-1770	Pierce	1206 of Migs.	17	2193039
Cowlitz	736 P	001	653748	San Juan	27	644	66303
Douglas	121	350	148399	Skagit	2 of Offic. Rec.	202	700444
Ferry	27 of Deeds	535	150919	Skamania	46 of Migs.	37	68759
Franklin	131	176	301506	Snohomish	116 of Offic. Rec.	604	1964459
Garfield	Microfilmed under Auditor's No.	12719		Spokane	1143 of Migs.	398	297155C
Grant	25 of Rec'd Doc.	220	524067	Stevens	107 of Migs.	312	383561
Grays Harbor	297 of Migs.	138	188847	Thurston	265	73	762307
Island	161	404	197658	Wahkiakum	15	193	24139
Jefferson	10 of Misc.	402	192427	Walla Walla	303 of Migs.	528	486453
King	5428 of Migs.	26	6188051	Whitcom	61	717	1028411
Kitsap	892	276	907462	Whitman	1 of Misc.	219	374577
Kittitas	108	466	339165	Yakima	580	350	2113393
Klickitat	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 Sandra A. Dix a Notary Public in and for the State of Washington, hereby certifies 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.

**SANDRA A. DIX**  
 NOTARY PUBLIC  
 STATE OF WASHINGTON  
 COMMISSION EXPIRES  
 APRIL 1, 1994

NATHAN C. COLTRANE  
BETTY M. COLTRANE

STATE OF WASHINGTON

COUNTY OF CLARKOn this 14TH day of AUGUST, 1991,

before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Nathan C. and Betty M. Coltrane

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Sandra A. Dix  
 Notary Public in and for the State of Washington,  
 residing at Battle Ground

This space reserved for Recorder's use.

FILED FOR RECORD  
 SYSTEM FOR WASH  
 BY SKAMANIA CO. TITLE

AUG 19 9 41 AM '91

GARY H. OLSON

Registered E  
 Indexed, Dir h  
 Indirect h  
 Filmed 9/23/91

EXHIBIT "A"

Lot 2 of S.A.F.E. Short Plat No. 3, recorded in Book 2 of Short Plats, Page 217, under Auditors File No. 92582, being a portion of the Northwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania and State of Washington.

SUBJECT TO AND TOGETHER WITH a 60 foot easement for ingress, egress and utilities over and across the following described property. The centerline of which is described as follows:

That portion of the Northwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the Northwest quarter of the Northeast quarter of said Section; thence along the West line thereof North  $00^{\circ} 17' 08''$  East 168.84 feet to the Southwest corner of the land being purchased by Ronald Cummings, et. ux., under contract recorded under Auditors File No. 75269, records of said County; thence along the South line thereof; South  $89^{\circ} 42' 54''$  East 679 feet to the Southeast corner of said Cummings tract and the True Point of Beginning of said centerline description; thence North along the East line thereof North  $00^{\circ} 17' 06''$  East 820.22 feet, more or less, to a point on the Southerly right of way line of the Bonneville Power Administration and the terminus of said centerline description.