

111913

BOOK 124 PAGE 725

SC 16046

Filed for Record at Request of

Name Karen S. Stayer (OLB)  
Address 121 SW Morrison, Suite 1000  
City and State Portland, OR 97204

\*\*\*\*\*  
\* THIS SPACE PROVIDED FOR RECORDER'S USE: \*  
\*  
\* FILED FOR RECORD \*  
\* SKAMANIA CO. TITLE \*  
\* AUG 22 1 04 PM '91 \*  
\* P. Lowry \*  
\* GARY A. OLSON \*  
\*\*\*\*\*

TRUSTEE'S DEED

The GRANTOR, Karen Saul Stayer 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: Clark County School Employees Credit Union

GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

The East half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian; TOGETHER WITH a non-exclusive easement for ingress to and egress from the above described property over, upon and across the Southwest quarter of the Southwest quarter of Section 20 along the existing roadway. TOGETHER WITH a non-exclusive right to use water for reasonable domestic purposes, from a spring located approximately 825 feet East and 80 feet North of the Southwest corner of the North one-half of the South one-half of the Southwest quarter in Section 20, Township 2 North, Range 5 East of the Willamette Meridian. TOGETHER WITH an easement for pipeline purposes over that part of the North half of the South half of the Southeast quarter required to maintain and transmit water from said spring to property described above.

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 Charles L. Porter and Debby J. Porter, husband and wife as Grantor, to Transamerica Title Insurance Company, as Trustee, and Clark County School Employees Credit Union as Beneficiary, dated January 30, 1986, recorded February 3, 1986, as Auditor's File No. 100659, in Book/Reel       , Page/Frame       , records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) in the sum of \$ 18,000.00 with interest thereon, according to the terms thereof, in favor of Clark County School Employees Credit Union 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-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. Clark County School Employees Credit Union, 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 May 13, 1991, 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. 111229, Book 123, Page 270.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skamania County Courthouse a public place, at 11:30 o'clock a.m., and in accordance with 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 90 days

Clark County School Employees Credit Union  
By: JCL 2-5-20-2000

Registered  
Indexed  
Indirect  
Filed 8/23/91  
Mailed

14499  
14499

Exempt  
Agent's duty

before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh 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.

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 in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 16, 1991, 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 \$ 20,676.00 (cash) (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: August 21, 1991

Karen Saul Stayer  
Karen Saul Stayer, Trustee

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

On this day personally appeared before me Karen Saul Stayer to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN, under my hand and official seal this 21st day of August, 19 91.

[Signature]  
Notary Public in and for the  
State of Oregon  
residing at Washburn, Oregon  
My Commission Expires: 3-22-93

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, personally appeared \_\_\_\_\_ to me known to be the \_\_\_\_\_ of \_\_\_\_\_

the corporation that executed the within and 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 \_\_\_\_\_ was authorized to execute 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.

\_\_\_\_\_  
Notary Public in and for the State of Oregon,  
residing at \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_