

## 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 RIVERVIEW SAVINGS BANK, a corporation, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian; thence South  $88^{\circ}55'59''$  East as measured along the South line of said Southwest quarter 633.83 feet to the True Point of Beginning; thence South  $88^{\circ}55'59''$  East 636.17 feet; thence North  $01^{\circ}05'09''$  East 750.72 feet; thence North  $88^{\circ}15'42''$  West 617.11 feet to the centerline of Road A; thence South  $06^{\circ}31'56''$  West along the centerline of Road A 201.22 feet to a point which bears North  $01^{\circ}05'09''$  East 557.66 feet and South  $88^{\circ}55'59''$  East 663.83 feet from the Southwest corner of said Southwest quarter; thence South  $01^{\circ}05'09''$  West 557.66 feet to the true point of beginning.

ALSO KNOWN AS Lot 10 of TOM TUCKER SURVEY, recorded November 18, 1975, under Auditor's File No. 81412, Records 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 Harvey D. Waybright and E. R. Kay Waybright, husband and wife, as Grantor, to Transamerica Title Insurance Company, as Trustee, and Riverview Savings Association, as Beneficiary, dated March 22, 1989, recorded March 29, 1989, as No. 106781, in Book 113, Page 401, 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 \$35,000.00 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 February 14, 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. 110836.

FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY SKAMANIA CO. TITLE

AUG 23 3 10 PM '91

GARY H. OLSON

Registered  
Indexed, Dir  
Indirect  
Filed 8/30/91  
Mailed

14502

REAL ESTATE EXCISE TAX

AUG 23 1991

Exempt

JW Deputy

Glenda J. Kimmel, Skamania County Auditor  
By: Parcel # 2-6-29-3-110

## Trustee's Deed

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7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the north entrance of the Skamania County Court House, Stevenson, Washington, a public place, at 11:00 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.

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 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 \$38,663.45 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 16th day of August, 1991.

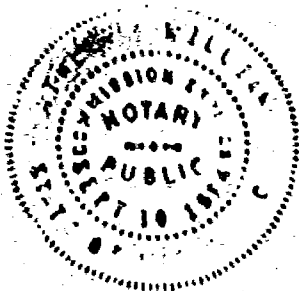
  
 Roger D. Knapp, Trustee

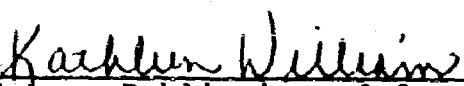
GRANTOR

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 16th day of August, 1991.



  
 Notary Public in and for the State of  
 Washington, Residing at Camas  
 My appointment expires: 9-30-94