DEED OF TRUST

THIS DEED OF TRUST is made this

3rd

day or December

. 19 91 "

BEIWEEN Spencer L. Carwood and Geneview Garwood, husband and wife

as Grantor,

whose address is PO Box 421, Carson, WA 98610

and Skamania County Title Ins. Co.

as Trústee.

whose address is PO Box 277, Stevenson, WA 98648

and FIRST INDEPENDENT BANK, as Beneficiary, whose address is 8015 NE Highway, 99, PO Box 1409, Vancouver, VA 98668

Grantor hereby irrevocably grants, burgains, sells and conveys to Trustee in trust; with power of sale, the following described property in Skannin in County, Washington

A tract of land in the West half of the Northwest quarter of Section 21, Township 3 North, range 8 East of the Williamette Meridian, in the County of Skamania, State of Washington.

Described as follows:

Lot 1 of the Spencer Garwood short plat recorded in book 3 of Short Plats, Page 94, Skamania County Records.

Registered 6
Indexed, Serial 6
Induced 5
Francis 12/29/91

10GETRER WITH all tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or many way appertuning, and the rents, issues and profits thereof, and all fixtures and property that may be now to ated 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 fixtured to, all trees, shribs, no keries, retaining walls, walks, driveway, buildings, structures, improvements and fixtures, plumbing, heating, lighting, cooling and ventilating apparatus, awaings, door and window screens, built in ranges, dishwashers, retrigerators, washers, disposals, dryers, timpors, rugs, carpeting and other floor, overing material, and drapery tracerse rods and hardware, and venetian blinds and window shades, all or which property, whether attived or annexed or not, shall for the purposes of this Deed of Trust be deemed conclusively to be real estate and conseved hereby. Chantor agrees to greente filld 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 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 commutations thereof

3 HIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantot incorporated by reference or contained herein and payment of the sum of Thirty Thousand Forty Two Dollars and no/100********

DOLLARS (\$ 30,042.00) ——) 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 of extensions thereof, and also such further sums (future advances) which upon request of Grantor. Bank may make, at Bank's option prior to full reconveyance of the property by Trustee to Grantor. Such future advances, with interest thereon; shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.

The Grantor covenants and agrees as follows:

- To pay all debts and momes secured hereby, when from any cause the same shall become due. To keep the premises free from stantory and governmental hens of any kind. That the Grantor is possessed of ownership of the premises in tee simple, has good right and lawful authority to convey the premises in the manner and form herein provided, that the premises are free from here's except for those disclosed to Beneficiary, and that he will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and that this covenant shall not be extinguished by any foreclosure hereof but shall run with the land.
- "To pay to Beneficiary, it Beneficiary so requires, together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, on the date set forth therein for the making of monthly payments each month, until said note is fully paid, a sum, as estimated by the Beneficiary, equal to the ground rents, if any, and the taxes and special assessments next due on the premises covered by this Deed of Trust, plus the premiums that will next become due and payable on msurance policies as may be required under paragraph 10 hereot. Grantor agreeing to deliver promptly to Beneticiary all bills and nonices thereof, less all sums already paid therefor, divided by the number of months to clapse before two (2) months prior to the date when such ground reuts, premiums, taxes and special assessments will become delimpient, such sums to be held by the Beneficiary to trust to pay said ground rents, premiums, taxes and special assessments. All payments mentioned in this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Grantor each month in a single payment to be applied by Beneficiary to the following items in the order set forth: (I) ground rents, it any, faxes, special assessments, fire light other hazard insurance premiums, (2) interest on the note secured hereby; and, (3) amortization of the principal of said note. Any deficiency in the amount of any Such aggregate inforthly payment shall constitute an event of default under this Deed of Trust. The arrangement provided for in this paragraph 2 is solely for the added protection of the Beneficiary and entails no responsibility on the Beneficiary's part beyond the allowing of due credit; without interest, for the sums actually received by it-I pon assignment of this Deed of Trist by the Beneficiary, and funds on hand shall be turned over to the assignee and any responsibility of the assignor with respect thereto shalf terminate. Each transfer of the property that is the subject of this Deed of Trast shalf automatically transfer to the Grantee all rights of the Grantor with respect to any funds accumulated hereunder
- In the event that any payment or portion thereof is not paid within ten (10) days commencing with the date it is due. Beneficiary may collect, and the Grantor agrees to pay with such payment, a "late charge" of 5% of the payment, imminish of one dollar maximum of five dollars, as liquidated damages for the additional expense of handling such delinquent payments.

4. If the total of the parties to the form called released to the analogy starting 2 forces to rather. Tries, special association and premeries on insurance policies. Sull exceed the absorbt of payments actually made by Beneticon's associated approximate by the process of the payment and the control of the second by the payment to be made by transfer or, at the option of the Beneficiary refunded to the Gravor or his son issist as inverest, somas appear upon the records of the Beneficiary. If however, the monthly payments a canadating main sors, so hall fall be sufficient to pay the some required when the same shall be come the and payable the Granter shall pay to Beneficiary any appoint necessary to make up the detropole continuities of the days after written notice to Grantel stating the afficient of the detectors. It there shall be a detailt abilier and of the procisions of this Deed of Trist and thereafter a sale of the premises in a cordinal with the provisions harded by it the Beneficiats adquires the property otherwise after details, the Beneticians shall apply, at the time of coming central of such proceedings, or at the time the property as otherwise acquirest, the balance their ramaining anothe topols accomplated finiter paracraph 2, less shall state as well to combiand parable darage the perclosery of the proceedings as a credit against file absolute secured by tells

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Grantor shall promptly comply with all reasonable requests of Beneficiary, and all statutes, regulations indominings, and with call largers, decrees or independs of governmental authorities or courty has my parisdiction relating to the inspection for and the use, collection, storage, treathern control removal or cleanappor hazardous or took waste of substitutes in our or under the Property orem on or under an additionaproperty that becomes continuented with hazardous or their walte or substances us a result of constructions operations or other activates one or the confinemation of, the Property of incorporated in its impr Grantly sexpense. Beneficially may but is not obugated to enter upon the Property and take such actions and incomment costs and expenses to effect such compliance as it beens not isable to protect its interest as Beneficiary, and stretches or hel Crambi has extual Formledge of the existence of hazardogs or lock waste or substances in on, of under the Property or and object the positive state the late the property of the date before the existing the property of the date before any acquiring the following the order of the date before the existing the first the position of the date before acquiring the for the Property function type losses of deed to be confident before the existing acquiring the for the Property function type losses of deed to be confident before the existence of a second confidence of the confidence of the confidence of the existence of t ance" at tivations

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The Trustee, upon presentation that at an attitude it conditing Beach many solute forth talks of expired following Grandon and or himbered paragraph, it conferenced to accept as true and conductions and statements the new and so all impreed for conduct this multibered paragraph, is sufficiented to accept as true are consistent of the North American section of the property of the section of t

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Proc. Is product to the Beneficiary, of Cast territory, or lay kagadi an bis kerpentah, atronis sebia bis group and with premiums prepared on all of the peoplets, that is the subject of this Develor Trust on the the sociale part of and property against ross by fire and other nazards, as necessary confidences, as may be required from time to time by the Beneficially in such amounts and for such periods at time, with loss parable charges without contribution in layer of all in form satisfactory to the Beneficiary and to deriver all policies to Beneficiary and to deriver all policies to Beneficiary shall be assistanced to Beneficiary of all return previous. All insurable shall be carried in companies approved by Beneficiary. Beneficiary many if as option require Granton to maintain said required progress in Granton's parsesson largered of the learning of places to Beneficiary, in which is not the sunt process. Shall be rept available by Granton's part of the return to the Beneficiary of the inspection of the return of the same parable by the first care. and said requirement may be within also by Benet dark of any little. The exist of foreshoods of this bleed of This excited transfer of this to the subject property in extinentstinent of some or all of the indepte bees sociated hereby all injects of the Citathol at any insurance policies in force social pass to the purchaser or Countee. To pay to B. Poteriors is Beneticiary may expert a few tashic because este of substituting policies on the event the Granton replaces any policy prior to us exposition

by appear in and detend any suit, a stone is proceeding that unject affect the salue of this security instrument of the security abolit of the rights and powers of Beneficiars of Trustee, and should Beneficiary of Trustee electration to appear in or detend any such action of proceedings, by made a party to such by reason of this Deed of Trust, or elect to proceed out his took as appears becausary to preserve said value, the Grantor will, at all times, independs from and, on demand tembrase Beneficiary or Trustee for any and all, loss distance expense or cost, an indiag cost of evidence of title and attorney's ties, arising out of or incirted in contaction, with any and, out a tion or proceeding, and the sum of such expensioners shall be secured by this Deed of Trust with interest as provided. in the nate seem of hereby and small be due and payable on durand. To pay each of suite just of exclusion of title and a reasonable attorney's fee in my proceeding or suit brought by Beneficiary to foreclose this Deed of Trust

1975 125. To pay in tail at least that yellot days before delanquent all rents, taxes, assessments and en and tances, charges or horiswith interest, that may now it hereafter be resied, assessed at channel apon the property that is the surject of the Diver on Trust or any port thereof, which at any time appear to be prior or superior hereto for which provision has not been made heretofote, and upon respect with exhabit to Beneficiary of the ad receipts therefor, and to pay all taxes imposed upon, reasonable costs. Les and expenses of this Deed of Irust. On default under this paragraph Beneficiary may, at its option, pay or pay out of reserves accompliated ander paragraph 2, any such same without waiver of any other right of Beneficiary by reason of such details of Granton and Beneficiary shall not be lighte to Grandor for a failure to exercise any such option.

13 To repay mamediately on written notice to Grantor all sums expended or 4th meed hereunded by or on behalf of Benefa bity or Triagee, with interest from the date of such advance or expenditure and the repayment thereof shall be secured hereby. Unless Operation and Beneficiary agree to other terms of payment, such amounts shall be payable upon notice from Beneficiary to Grantor responsible payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on ourstandings. principal under the promissory note secured by this Deed of Irust unless payment of interest at such rate would be contrary to applicable flax, in which event such amoving shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph B shall require Beneficiary to mear any expense or take any action betweender. Failure to repay such expenditure of advance and interest thereore within ten (it) days of the majling of such notice will, at Beneficiary's option, constitute an event of details hereunder or Beneficiary may at its option. Commence an action against Grantor for the recovery of such expenditure or advance and interest thereon, and in such event Grantot agrees to pay, in addition to the tanount of such expenditure or advance all costs and expenses incurred incordination progetter with a reasonably attorney's tec-

- A Stight Granter the term of my page ent of to do any let as herein provided, then Beneficiary or Tractee but without obligation by Jy declard without soles peror demand upon Granter and without feleasing Granter from any obligation hereof, may Manyer to the soles of soles and to such content as either may deem necessary to protect the security hereof. Beneficiary of Protect signs at orized located upon the property for such purposes, commence, appear in and detend any action or protecting particle to the society derection the rights or powers of Beneficiary or Trustee pay, purchase, contest, or compromise any such makes the sole of the sole of the substitution of the the hidden of either appears to be prior of superfer hereto, and in exercising any such power, that may be deliver a penal a batery authority in its absolute discretion it may deem necessary therefor including cost of evidence of talker implex contests and passes may be resonable tees.
- public or private improvement, condemnation proceeding, the earthquake or other casualty, or in any other manner. Beneficiary mag, at its option, confinence, appear in and proceeding, in its own name, any action or proceeding, or make any compromise or settlement, in connection with such taking or damage, and obtain all compensation, awards or other relief therefor. All such compensation, awards damages, tights of action and proceeds, including the proceeds of any policies of insurance affecting the property, are hereby assigned to Beneficiary, which may, after deducting thereform all its expenses, including attorney's fees, release any monies so received by it, or apply the same on any indebtedness secured hereby in apply the same of the report of restoration of the property, as it may elect Grantot agrees to execute such further assignments of my compensation, award, damages, rights of action and proceeds, as Beneficiary or Trustee may require
- If I have is of the essence flereof in connection with all obligations of the Grantor hereingr in said note. By accepting payment of any sum secured hereby after its due date. Beneficiary does not wave its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay
- At any time upon written request of Beneficiary, payment of its fees and presentation of this Deed of Trust and the note for endorsement (in case of full reconveyance, for cancellation and retention), without affecting the habitity of any person for the payment of the indebtedness. Frustee may tas consent to the making of any map of plat of said property; the ion in granting any easement or creating any restriction thereon, (c) ion in any subordination or other agreement affecting this Deed of Trust or the hen or charge thereof, or (d) reconvey, without warranty, alt or any part of the property. The Grantee may reconveyance may be described as the "person or persons legally entitled thereof, and the regulals therein of any matters or facts shall be conclusive proof of the truthfainess thereof. Grantor agrees to pay a reasonable Trustee's fee for full of partial reconveyance, together with a recording fee if Trustee at its option, elects to record said reconveyance.
- tor any taking or damage of the property, and the application or release thereof actiones and shall not care or waive any detailt or notice of details hereuniter or invalidate any act done pursuant to such notice.
- Fig. The loan secured by this Deed of Trust is personal to the Grantor. If fulle to or any interest in the property described herein shall pass from Grantor by Deed or otherwise or, if said property shall be sold on contract or if the property shall be vacated by the Grantor. Beneficiary may, at its option and in accordance with the laws of the State of Washington, declare the entire unpand balance immediately due and payable or, it Beneficiary's sole option. Beneficiary may consent to said change in title, interest, or occupancy and the interest rate of the sams secured by this Deed of Trust shall be increased to such rate as the Beneficiary Such increase in the interest rate shall entitle the Beneficiary to increase the monthly payments on the loan so as to retire the obligation in the remaining term of the original note and Deed of Trust.

As a condition of the Beneficiary giving its consent to a change in title to or transfer of piterest in the property. Beneficiary may require such personal information concerning the purchaser and would ordinarily ordiner of a new hom applicant and shall be paid all of Beneficiary's costs incurred in determining the parchaser screeding orthogas regardless of the outcome of that determination. The charge may, at the option of the Beneficiary, be added to the principal business of the indebtedness secured by this Deed of Trust. It Beneficiary has waived the option to accelerate provided above and it Granton's successor in interest has executed a written assumption agreement accepted in writing by the Beneficiary. Beneficiary may release Granton from all obligations under this Deed of Trust and the note.

If Beggherary exercises such option to decelerate. Beneficially shall mail Grantor notice of accordance to a cordance with paragraph 23 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Grantor may pay the sums declared due. If Grantor tails to pay such some prior to the expiration of social period. Beneficiary may without further notice or demand on Grantor, invoke any remedies permitted by paragraph 20 bereat.

- 20. Upon detault by Grantor in the position of any indebtedness secured hereby or in the performance of any agreement contained bergin, all sums secured hereby shall mimediately be coincided and payable at the option of the Beneficiary. No warver by Beneficiary of any default on the part of Grantor shall be construed as a warver of any subsequent default hereinader. In event of such default and upon written request of Beneficiary. Fristee shall self the trust property, in accordance with the Deed of Trust@ccord the State of Washington. RCW Chapter fol 24 as existing now, or herealter amended it at public anction to the highest bidder. Any person except Trustee may bid at Trustee's fee and attorney's fee. (2) to the obligation secured by this Deed of Trust. (3) the surplus, it am, shall be distributed to the persons entitled thereto. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and safe has he may have acquired thereafter. Trustee's deed shall recure the facts showing that the safe was conducted in compliance with all the grant ments of law and of this Deed of Trust, which recurrishall be prima facts evidence of safe conferred by the Deed of Trust and is the Deed of Trust Act of the State of Washington is not an exclusive remedy and when not exercised, Beneficiary may appoint in writing a accessor trustee, and upon the recording is such appointment in the mortgage records of the country in which for note; beneficiary shall be a party onless such action of proceeding is brought by the Trustee.
 - 21. The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.
- In the event of the passage after the date of this Deed of Trust of any bederal. State, or local law deducting from the value of real property for the purpose of taxation any lien thereon, or changing many way the laws now in force for the taxation of mortgages, deeds of trust, or debts secured thereby, for Federal, State, or local purposes, or the manner of the collection of any such taxes so as to affect the interest of Beneficiary, then and in such event. Grantor shall bear and pay the full amount of such taxes, provided that if for any teason payment by Grantor of any such new or additional taxes would be unlawful or if the payment thereof, would constitute usury or render the loan or indebtedness secured hereby wholly or partially usurious under any of the terms or provisions of the Note or the within Deed of Trust, or otherwise. Beneficiary may, at its option, without demand or notice, declare the whole yun secured by this Deed of Trust with interest thereon to be immediately due and payable, or Beneficiary may, at its option, pay that amount or partion of such taxes as renders the loan or indebtedness secured hereby unlawful or usunous, in which event Grantor shall concurrently therewith pay the remaining lawful and non usunous portion or balance of said taxes.
- This Deed of Trust applies to, inutes to the benefit of, and is binding not only on the parties hereto, but on their nears, devisées, legatees, administrators, executors, successors, and assigns. All obligations of Grantor hereunder are joint and several. The term. Beneficiary, shall mean the holder and owner, including pledgees, of the note secured hereby, whether or not named as Benefiwaity herein. Without affecting the liability of any other person for the payment of any obligation herein mentioned (including Grantor should be convey and real property, and without affecting the hen hereof upon any property not released. Beneficiary may, without tionice, tolease any person so hable, extend the maturity or modity the terms of any such obligation, or grant other indulgences, release or reconvey or cause to be released or reconveyed at any time all or any part of the realty described berein, take or release any other security or make compositions or other arrangements with debtors. Beneficiary may also accept additional security, either concurrently, herewith of thereafter, and sell-same or otherwise realize thereon, either before, concurrently with, or after sale hereunder. This Deed of Trust shall be so construed that wherever applicable, the use of the singular number shall include the plujal number that use of the plural number shall include the singular number, the use of any gender shall be applicable to all genders and shall likewise be so constined as applicable to and including a corporation. The word "note" shall include all notes evidencing the indebtedness secured fareby. It any of the provisions hereof shall be determined to contravene or be invalid under the laws of the State of Washing ton, such contravention or invalidity shall not invalidate any other provisions of this agreement, but it shall be construed as it not confarming the particular prevision of provisions held to be invalid; and all rights and obligations of the parties shall be construed and No wayser by Beneficiary of any delicuit enthe part of Grantor shall be constructor a waiver of any subsequent cutoreed accordingly. details hereunder. Any nomed to be given to Channor by Breneticiary hereunder shall be sufficient it mailed postage prepaid, to the above described address of the Granton on to such other address as Granton has requested in writing to the Beneficiary, that such notices be sent. Any time period provided in the events of any notice hereinder, shall confinence upon the date such notice is deposited

IN WITNESS WHEREOF Grantor has executed	this Deed of Ir	tist		
Spender J. Therein	Capter 1		•	
Spencer L. Garwood	To Grant of			Establish.
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Genévieve Garwood				
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SIMI OF WASHINGTON		•		- Asset
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County of Skamania	÷	-		
On this 3rd day of	December :	1991 before me	the undersigned, a N	otary Public in and for
the State of Washington, duly commissioned and s				
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Spencer L. and Genevieve Garwood			la esta de la colonia	on the state of the section of
	i i dinama katawa	. •		andividual(s) described ned and sealed the said
in and who executed the foregoing instrument, and instrument as a their	free and volum	(i) the time		ses therein mentioned
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To TRUSTEE. The undersigned is the holder of the note or	motor construct b	n this Decel of Frie	a Said note or notes	rovether with all othe
indebtedness secured by this Deed of Trust, have be	en raid in full.	You are hereby dire	cted to cancel said not	e or potes and this Deed
of Trust, which are delivered hereby, and to recon	res, without was	ranty, all the estate	new held by you und	les this Deed of Trust to
the person or persons legally entitled thereto				M
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		FIRST INDEP	NDENT RANK	- 10
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9548 3. In the event that any payment or portion thereof is not paid within ten (10) days commencing with the date it is due, Bereficiary may collect, and the Grantor agrees to pay with such payment, a "late charge" of 5% of the payment, minimum of one dollar/maximum of five dollars, as liquidated damages for the additional expense of handling such delinquent payments. 4. If the total of the payments (herein called reserves) made under paragraph 2 hereof relating to reserves for ground rents, taxes, special assessments, and premiums on insurance policies, shall exceed the amount of payments actually made by Beneficiary as set forth in paragraph 2, such excess may be credited by Beneficiary on subsequent payments to be made by Grantor or, at the option of the Beneficiary, refunded to the Grantor or his successor in interest as may appear upon the records of the Beneficiary. If, however, the monthly payments accumulating such reserves shall not be sufficient to pay the sums required when the same shall become due and payable, the Grantor shall pay to Beneficiary any amount necessary to make up the deficiency within thirty (30) days after written notice to Grantor stating the amount of the deficiency. If there shall be a default under any of the provisions of this Deed of Trust and thereafter a sale of the premises in accordance with the provisions hereof, or if the Beneficiary acquires the property otherwise after default, the Beneficiary shall apply, at the time of commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under paragraph 2, less such sums as will become due and payable during the pendency of the proceedings, as a credit against the amounts secured hereby.

5. To keep all of the property described herein in good repair and condition and not to commit or permit any waste thereof.

5. To keep all of the property described herein in good repair and condition and not to commit or permit any waste thereof. Grantor shall permit Beneficiary or its agents the opportunity to inspect the property, including the interior of any structures, at reasonable times and after reasonable notice.

AND THE PARTY

Grantor represents and warrants to Beneficiary that to the best of Grantor's knowledge after due and diligent inquiry, no 6. Grantor represents and warrants to Beneficiary that to the best of Grantor's knowledge after due and diligent industy, no hazardous or toxic waste substances are being stored or used on the Property or any adjacent property prior to Grantor's ownership, possession or control of the Property. Grantor agrees to provide written notice to Beneficiary immediately upon Grantor becoming aware that the Property or any adjacent property is being or has been contaminated with hazardous or toxic waste or substances. Grantor will not cause nor permit any activities on the Property which directly or indirectly could result in the Property or any other property being contaminated with hazardous or toxic waste or substances. For purposes of this Deed of Trust, the term "hazardous or toxic waste or substance" means any substance or material defined or designated as hazardous or toxic wastes, hazardous or toxic material: a hazardous, toxic or radioactive substance or other similar term by any applicable federal, state or local statute, regulation or ordinance now or hereafter in effect.

Substance or other similar term by any applicable federal, state or local statute, regulation or ordinance now or hereafter in effect.

Grantor shall promptly comply with all reasonable requests of Beneficiary, and all statutes, regulations and ordinances, and with all orders, decrees or judgments of governmental authorities or courts having jurisdiction relating to the inspection for and the use, collection, storage, treatment, control, removal or cleanup of hazardous or toxic waste or substances in, on, or under the Property or in, on, or under any adjacent property that becomes contaminated with hazardous or toxic waste or substances as a result of construction, operations or other activities on, or the contamination of, the Property, or incorporated in any improvements thereon, at Grantor's expense. Beneficiary may, but is not obligated to, enter upon the Property and take such actions and incur such costs and expenses to effect such compliance as it deems advisable to protect its interest as Beneficiary; and whether or not Grantor has actual knowledge of the existence of hazardous or toxic waste or substances, in, on, or under the Property or any adjacent property as of the date hereof, Grantor shall reimburse Beneficiary on demand for the full amount of all costs and expenses incurred by Beneficiary prior to Beneficiary acquiring title to the Property through foreclosure or deed in lieu of foreclosure, in connection with such compliance activities.

7. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor, and Grantor further agrees:

(a) To commence construction promptly and in any event within thirty (30) days from the date of this instrument, and complete the same in accordance with any agreements relating to construction and plans and specifications satisfactory to Beneficiary;

 (b) To allow Beneficiary to inspect said property at all times during construction;
 (c) To replace any work or materials unsatisfactory to Beneficiary, within fifteen (15) calendar days after written notice to the Grantor of such fact;

That work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15) (d) consecutive days.

The Trustee, upon presentation to it of an affidavit signed by Beneficiary setting forth facts showing a default by Grantor under this numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

Not to remove or demolish any of the property conveyed hereby.

9. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property, and pay all fees or charges of any kind in connection therewith.

all fees or charges of any kind in connection therewith.

10. To provide to the Beneficiary, at least thirty (30) days prior to expiration of existing insurance, and maintain unceasingly, insurance, with premiums prepaid, on all of the property that is the subject of this Deed of Trust, or hereafter becoming part of said property, against loss by fire and other hazards, casualties and contingencies, as may be required from time to time by the Beneficiary in such amounts and for such periods of time, with loss payable clauses (without contribution) in favor of and in form satisfactory to the Beneficiary and to deliver all policies to Beneficiary, which delivery shall constitute an assignment to Beneficiary of all return premiums. All insurance shall be carried in companies approved by Beneficiary. Beneficiary may at its option require Grantor to maintain said required policies in Grantor's possession in lieu of delivering said policies to Beneficiary, in which event said policies shall be kept available by Grantor at all times for return to the Beneficiary or for inspection by Beneficiary, its agents or insurers, and said requirement may be withdrawn by Beneficiary at any time. In event of foreclosure of this Deed of Trust or other transfer of title to the subject property in extinguishment of some or all of the indebtedness secured hereby, all interest of the Grantor in any insurance policies in force shall pass to the purchaser or Grantee. To pay to Beneficiary as Beneficiary may require a reasonable fee to cover costs of substituting policies in the event the Grantor replaces any policy prior to its expiration.

11. To appear in and defend any suit, action or proceeding that might affect the value of this security instrument or the security

11. To appear in and defend any suit, action or proceeding that might affect the value of this security instrument or the security itself or the rights and powers of Beneficiary or Trustee; and should Beneficiary or Trustee elect also to appear in or defend any such action or proceeding, be made a party to such by reason of this Deed of Trust, or elect to prosecute such action as appears necessary to preserve said value, the Grantor will, at all times, indemnify from, and, on demand reimburse Beneficiary or Trustee for any and all loss, damage, expense or cost, including cost of evidence of title and attorney's fees, arising out of or incurred in connection with any such suit, action or proceeding, and the sum of such expenditures shall be secured by this Deed of Trust with interest as provided in the note secured hereby and shall be due and payable on demand. To pay costs of suit, cost of evidence of title and a reasonable attorney's fee in any proceeding or suit brought by Beneficiary to foreclose this Deed of Trust.

To pay in full at least thirty (20) days before delingment all repts taxes, assessments and encumbrances, charges or liens.

attorney's fee in any proceeding or suit brought by Beneficiary to foreclose this Deed of Trust.

12. To pay in full at least thirty (30) days before delinquent all rents, taxes, assessments and encumbrances, charges or liens with interest, that may now or hereafter be levied, assessed or claimed upon the property that is the subject of this Deed of Trust or any part thereof, which at any time appear to be prior or superior hereto for which provision has not been made heretofore, and upon request will exhibit to Beneficiary official receipts therefor, and to pay all taxes imposed upon, reasonable costs, fees and expenses of this Deed of Trust. On default under this paragraph Beneficiary may, at its option, pay, or pay out of reserves accumulated under paragraph 2, any such sums, without waiver of any other right of Beneficiary by reason of such default of Grantor, and Beneficiary shall not be liable to Grantor for a failure to exercise any such option.

shall not be liable to Grantor for a failure to exercise any such option.

13. To repay immediately on written notice to Grantor all sums expended or advanced hereunder by or on behalf of Beneficiary or Trustee, with interest from the date of such advance or expenditure and the repayment thereof shall be secured hereby. Unless Grantor and Beneficiary agree to other terms of payment, such amounts shall be payable upon notice from Beneficiary to Grantor requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the promissory note secured by this Deed of Trust unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 13 shall require Beneficiary to incur any expense or take any action hereunder. Failure to repay such expenditure or advance and interest thereon within ten (10) days of the mailing of such notice will, at Beneficiary's option, constitute an event of default hereunder, or, Beneficiary may, at its option, commence an action against Grantor for the recovery of such expenditure or advance and interest thereon, and in such event Grantor agrees to pay, in addition to the amount of such expenditure or advance, all costs and expenses incurred in such action, together with a reasonable attorney's fee.

14. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligation hereof, may: Make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest, or compromise any encumbrances, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such power, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor including cost of evidence of title, employ counsel, and pay counsel's reasonable fees.

15. Should the property or any part or appurtenance thereof or right or interest therein he taken or demand by some and the property of any part or appurtenance thereof or right or interest therein he taken or demand by some and the property of any part or appurtenance thereof or right or interest therein he taken or demand by some and the property of any part or appurtenance thereof or right or interest therein he taken or demand by some and the property of any part or appurtenance thereof or right or interest therein her taken or demand by the part of appurenance thereof or right or interest therein her taken or demand by the part of appurence of the part of appurence thereof or right or interest therein her taken or demand by the part of appurence of the part of th

15. Should the property or any part or appurtenance thereof or right or interest therein be taken or damaged by reason of any 15. Should the property or any part or appurtenance thereof or right or interest therein be taken or damaged by reason of any public or private improvement, condemnation proceeding, fire, earthquake or other casualty, or in any other manner, Beneficiary may, at its option, commence, appear in and prosecute, in its own name, any action or proceeding, or make any compromise or settlement, in connection with such taking or damage, and obtain all compensation, awards or other relief therefor. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of insurance affecting the property, are hereby assigned to Beneficiary, which may, after deducting therefrom all its expenses, including attorney's fees, release any monies so received by it, or apply the same on any indebtedness secured hereby or apply the same to the repair or restoration of the property, as it may elect. Grantor agrees to execute such further assignments of any compensation, award, damages, rights of action and proceeds, as Beneficiary or Trustee may require.

Time is of the essence hereof in connection with all obligations of the Grantor herein on in said note.

16. Time is of the essence hereof in connection with all obligations of the Grantor herein or in said note. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

other sums so secured or to declare default for failure so to pay.

17. At any time upon written request of Beneficiary, payment of its fees and presentation of this Deed of Trust and the note for endorsement (in case of full reconveyance, for cancellation and retention), without affecting the liability of any person for the payment of the indebtedness, Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Deed of Trust or the lien or charge thereof; or (d) reconvey, without warranty, all or any part of the property. The Grantee in any reconveyance may be described as the "person or persons legally entitled thereto", and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Grantor agrees to pay a reasonable Trustee's fee for full or partial reconveyance, together with a recording fee if Trustee, at its option, elects to record said reconveyance.

18. The collection of rents, issues, and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

notice of default hereunder or invalidate any act done pursuant to such notice.

19. The loan secured by this Deed of Trust is personal to the Grantor. If title to or any interest in the property described herein shall pass from Grantor by Deed or otherwise or, if said property shall be sold on contract or, if the property shall be vacated by the Grantor, Beneficiary may, at its option and in accordance with the laws of the State of Washington, declare the entire unpaid balance immediately due and payable or, at Beneficiary's sole option, Beneficiary may consent to said change in title, interest, or occupancy and the interest rate of the sums secured by this Deed of Trust shall be increased to such rate as the Beneficiary shall request. Such increase in the interest rate shall entitle the Beneficiary to increase the monthly payments on the loan so as to retire the obligation in the remaining term of the original note and Deed of Trust.

As a condition of the Beneficiary giving its consent to a change in title to or transfer of interest in the property, Beneficiary may require such personal information concerning the purchaser as it would ordinarily require of a new loan applicant and shall be paid all of Beneficiary's costs incurred in determining the purchaser's creditworthiness regardless of the outcome of that determination. The charge may, at the option of the Beneficiary, be added to the principal balance of the indebtedness secured by this Deed of Trust. If Beneficiary has waived the option to accelerate provided above and if Grantor's successor in interest has executed a written assumption agreement accepted in writing by the Beneficiary, Beneficiary may release Grantor from all obligations under this Deed of Trust and the note.

If Beneficiary exercises such option to accelerate, Beneficiary shall mail Grantor notice of acceleration in accordance with paragraph 23 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Grantor may pay the sums declared due. If Grantor fails to pay such sums prior to the expiration of such period, Beneficiary may without further notice or demand on Grantor, invoke any remedies permitted by paragraph 20 hereof.

further notice or demand on Grantor, invoke any remedies permitted by paragraph 20 hereof.

20. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. No waiver by Beneficiary of any default on the part of Grantor shall be construed as a waiver of any subsequent default hereunder. In event of such default and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, (RCW Chapter 61.24 as existing now, or hereafter amended), at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrancers for value. The power of sale conferred by the Deed of Trust as a mortgage. In the event of the death, incapacity or disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original Truste

The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes. 22. In the event of the passage after the date of this Deed of Trust of any Federal, State, or local law deducting from the value of real property for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages, deeds of trust, or debts secured thereby, for Federal, State, or local purposes, or the manner of the collection of any such taxes so as to affect the interest of Beneficiary, then and in such event, Grantor shall bear and pay the full amount of such taxes, provided that if for any reason payment by Grantor of any such new or additional taxes would be unlawful or if the payment thereof would constitute usury or render the loan or indebtedness secured hereby wholly or partially usurious under any of the terms or provisions of the Note, or the within Deed of Trust, or otherwise. Beneficiary may, at its option, without demand or notice, declare the whole of the Note, or the within Deed of Trust, or otherwise, Beneficiary may, at its option, without demand or notice, declare the whole sum secured by this Deed of Trust with interest thereon to be immediately due and payable, or Beneficiary may, at its option, pay that amount or portion of such taxes as renders the loan or indebtedness secured hereby unlawful or usurious, in which event Grantor shall concurrently therewith pay the remaining lawful and non-usurious portion or balance of said taxes.

23. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors, and assigns. All obligations of Grantor hereunder are joint and several. The term "Beneficiary" shall mean the holder and owner, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. Without affecting the liability of any other person for the payment of any obligation herein mentioned (including Grantor than the payment of any other person for the payment of any obligation herein mentioned (including Grantor than the payment of any other person for the payment of any obligation herein mentioned (including Grantor than the payment of any other person for the payment of any obligation herein mentioned (including Grantor than the payment of any other person for the payment of any obligation herein mentioned (including Grantor than the payment of the should be convey said real property) and without affecting the lien hereof upon any property not released, Beneficiary may, without notice, release any person so liable, extend the maturity or modify the terms of any such obligation, or grant other indulgences, release or reconvey or cause to be released or reconveyed at any time all or any part of the realty described herein, take or release any other security or make compositions or other arrangements with debtors. Beneficiary may also accept additional security, either concurrently herewith or thereafter, and sell same or otherwise realize thereon, either before, concurrently with, or after sale hereunder. This Deed of Trust shall be so construed that wherever applicable, the use of the singular number shall include the plural number, the use of the plural number shall include the singular number, the use of the plural number shall include the singular number, the use of any gender shall be applicable to all genders and shall likewise be so construed as applicable to and including a corporation. The word "note" shall include all notes evidencing the indebtedness secured hereby. If any of the provisions hereof shall be determined to contravene or be invalid under the laws of the State of Washington, such contravention or invalidity shall not invalidate any other provisions of this agreement, but it shall be construed as if not containing the particular provision or provisions held to be invalid, and all rights and obligations of the parties shall be construed and enforced accordingly. No waiver by Beneficiary of any default on the part of Grantor shall be construed as a waiver of any subsequent default hereunder. Any notices to be given to Grantor by Beneficiary hereunder shall be sufficient if mailed postage prepaid, to the above described address of the Grantor, or to such other address as Grantor has requested in writing to the Beneficiary, that such notices be sent. Any time period provided in the giving of any notice hereunder, shall commence upon the date such notice is deposited in the mail.

IN WITNESS WHEREOF, Grantor has exec	uted this Deed of 11	ust.		7
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Samon J. Hans	Grantor			-Grantor
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instrument of their	free and volum	tary act and deed, for the	uses and purposes to	SICIII IIICIIIIOIGG
WITNESS my hand and official seal affi	xed the day and year	in this certificate above	written.	
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