

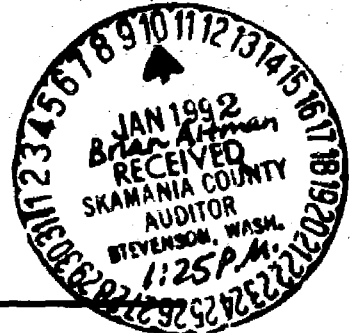
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BOOK 126 PAGE 811

FILED FOR RECORD AT REQUEST OF:

Brian Altman  
Attorney at Law  
Goldendale, Washington 98620

Registered ☒  
Indexed, Dir ☒  
Indirect ☒  
Filed 1/22/92  
Mailed



## TRUSTEE'S DEED

The Grantor, BRIAN ALTMAN, as Trustee under the Deed of Trust hereinafter described, in consideration of the premises and the payment to the Trustee of \$41,194.88, as received below, hereby grants and conveys, without warranty, to **WILLIAM HECKLE**, Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot #1, Carson Valley Park, according to the plat thereof on file of record in Book "A" of Plats, page 148, records of Skamania County, Washington.

Commonly known as: Corner of Vine Maple Loop MP 0 and Metzger Road, Carson, 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 David Ellis, as Grantor, to Safeco Title Insurance Company as Trustee and William Heckle, as Beneficiary, dated December 30, 1986, and recorded December 31, 1986, as Auditor's file number 102430, records of Skamania County, Washington, and after fulfillment of the conditions specified in said Deed of Trust by the Trustee and in compliance with the laws of the State of Washington authorizing the above conveyance; and
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$28,000.00 with interest thereon, according to the terms thereof, in favor of the William Heckle, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and
3. Default was made on the obligation for which said transfer in trust was given as security, the nature of such default being the failure to make payments on the obligation when due and owing according to the terms of the promissory note secured by said Deed of Trust, which default, by the terms of said

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REAL ESTATE EXCISE TAX

14732

JAN 10 1992

Paid Exempt  
Int. Duty  
SKAMANIA COUNTY CLERK

By: JLC  
3-8-92-250


Deed of Trust, made operative the power of sale granted therein to the Trustee; such default still existed at the time of the sale; and

4. William Heckle, being the holder of the indebtedness secured by said Deed of Trust, did deliver to said Trustee a written request wherein said Trustee was directed to sell the property therein and herein described, under the terms thereof, in the manner therein specified and according to the laws of the State of Washington; and
5. The Trustee did on May 14, 1991, direct to the Grantor or any successor in interest a thirty-day Notice of Default by first class mail and certified mail and a copy thereof was personally served on said Grantor or successor in interest or posed in a conspicuous place on the premises on May 17th, 1991; and
6. The default specified in said Notice of Default not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, did execute and on October 23, 1991, did record in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property to satisfy the obligation secured by said Deed of trust, which Notice was recorded as Auditor's File No. 112324, in Vol. 277, page 148, records of Skamania County, Washington; and
7. The Trustee in the above-mentioned "Notice of Trustee's Sale," did state that the property described therein would be sold at public auction to the highest bidder, said property being situated in the County of Skamania, State of Washington, and did fix the place of sale as the front steps (main entrance) of the Skamania County Courthouse at Stevenson, Washington, and the time of sale as 9:30 a.m. of said day, and, in accordance with the law, directed copies of the statutory "Notice of Trustee's Sale," by first class mail and certified mail to all persons entitled thereto on July 19, 1991, and either personally served on said Grantor or any successor in interest or posted on a conspicuous place on the above-described premises a copy of said "Notice of Trustee's Sale" on July 19, 1991, said acts having been accomplished not less than ninety (90) days before the date of the Trustee's sale; further, the Successor Trustee caused a copy of a "Notice of Trustee's Sale" to be published in a legal newspaper in each county where the property, or any part thereof, is situated, once between the thirty-second (32nd) and twenty-eighth (28th) day before the date of the sale and once before the eleventh (11th) and seventh (7th) day before the date of the sale; and further, included with the Notice of Trustee's Sale which was transmitted to or served upon the Grantor or any successor in interest, a "Notice of Foreclosure" in substantially the

statutory from, to which copies of the Grantor's Deed of Trust and promissory note were attached; and

8. The Deed of Trust, under which this Trustee's Sale was made, provided that the real property conveyed therein is not used principally for agricultural or farming proposes; and
9. Prior to said Trustee's Sale, no action on an obligation secured by said Deed of Trust was pending; and
10. 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 RCW Chapter 61.24; and
11. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven (11) days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining upon paid on November 1, 1991, the date of the sale, which was not less than 190 days from the date of the 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 \$41,194.88 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expense as provided by statute.

IN WITNESS WHEREOF, Brian Altman, as Trustee, has this day caused his name to be hereunder affixed.

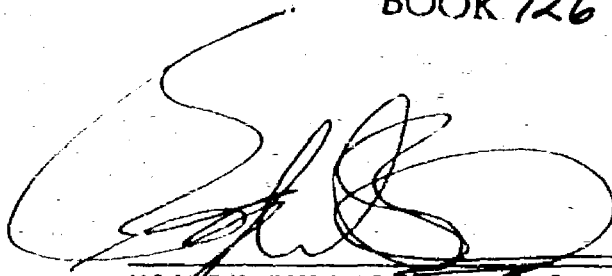
  
TRUSTEE

STATE OF WASHINGTON )  
COUNTY OF KLINKITAT ) SS.

On this day personally appeared before me Brian Altman to me know 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 seal this 8th day of November, 1991.

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NOTARY PUBLIC in and for the  
State of Washington, residing  
in Goldendale, Washington  
My commission expires

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