WHEN RECORDED MAIL TO: SECURITY PACIFIC BANK WASHINGTON		SYMMED FOR	F. 314 3 35 44 .
P.O. BOX C240119		II SKAMAN	A CO, TITLE
SEATTLE, WASHINGTON 20124			
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	Maled RESER	YED FOR AUDITOR'S	USE ONLY,
DEE	D OF TRUST		
THIS DEED OF TRUST is granted this 4th	day of	Pura-	
Ronald W. Green And Elizabeth M. Green, Husband And Wife	cay or	neg	
"Grantor") to RAINIER CHEDIT COMPANY ("Trustee"), in trust for	SECURITY PACIFIC BANK	WASHINGTON, N.A.,	("Beneficiary"), at its
WHITE SALMON OFFICE			antor agrees as follows:
<ol> <li>CONVEYANCE. Grantor hereby bargains, sells and conveys in the following described real property ("Property"), whether now owned</li> </ol>			right, title and interest
WILLARD WA 98651	1 17	MUMBER	(STREET)
(CITY) (ZIP CCOR)	, in <u>Skamania</u>	County,	Washir gton and legally
escribed as: Lot 18, Willard, According To The Recorded Plat Thereof,			
Of Plats, Page 62, In The County Of Skamania, State Of W	ashington.		
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ogether with all equipment and fixtures, now or later attached to the Property; and all lessahold interests, rents, pa	tyments, issues and profits d	aments and appurtenant	oee, now or later in any
roperty. This Property is not used principally for agricultural or farming p	ourposes.	The state of the state of	-sy composed was Ex
2. ASSIGNMENT OF RENTS.			
2.1 ASSIGNMENT. Grantor further assigns to Beneficiary agreements for the use or occupancy of the Property ("Contracts").	all of Grantor's interest in all	existing and future les	see, licenses and other
perference y a nearly, an lette, receipts, income and other permants	t due or to become due under	the Contracts (Peuma	nte? Lé lava de them le
no default under this Deed of Trust, Grantor is granted a license concent to Grantor's use of the Payments in any benimuptcy process	to collect the Payments but	t such license shall not	constitute Beneficiary's
2.2 DISCLAIMER. Nothing contained in this Deed of Trust	hell be construed as obligation	na Beneficiary or env re	aliar to take any action
to enforce any provision of the Contracts, expend any money, inc duties are expressly limited to giving of proper credit for all Paymer	ur into expense or perform au	ny obligation under the	Contracts. Beneficiary's
		banks and the skip	
<ol> <li>SECURED OBLIGATIONS, This Doed of Trust secures perform to payment of the sum of <u>twenty five thousand five hundred eighty one</u> d</li> </ol>	AND THE PROPERTY OF GRAND PROPERTY OF G	NAMEROT COMMITMENT IN THIS	
A2 FD4 B4	ollars and eighty one cents	. 7	
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attorneys' feet and value of the services of staff coursel, legal expenses, collection costs, costs of title search, and trustee's and receiver's fees.

EMINENT DOMAIN. In the event any portion of the Property is taken through eminent domain, the amount of the award to which Grantor is

5.3 RESTRICTIONS ON CONVEYANCES. Transfer or convey any interest in the Property, except by will or intestacy.

7. RECONVEYANCE. Trustee shall reconvey such portion of the Property to the person entitled thereto upon written request of Beneficiary, or upon satisfaction of the Secured Obligations and written request for reconveyance made by Beneficiary or any person interested in the Property.

NEGATIVE COVENANTS. Granitor shall not without Beneficiary's prior written consent:

5.1 PAYMENTS. Accept or collect Payments more than one (1) month in advance of the due date;
 6.2 MODIFY CONTRACTS. Terminate, modify or amend any provision of the Contracts; or

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8. SUCCESSOR TRUSTEE. In the event of death, incapacity, disability or resignation of the Trustee, Beneficiary may appoint a successor trustee and, upon the recording of such appointment in the records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original Trustee.

entitled shall be applied to the Secured Obligations.

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- EVENTS OF DEFAULT. The occurrence of any of the following events shall, at Beneficiary's option, and at any time without regard to any 0. previous knowledge on Beneficiary's part, constitute a default under the terms of this Deed of Trust, the Secured Obligations and all related loan documents:
  - 9.1 NON-PAYMENT OF PRINCIPAL OR INTEREST. Any payment of principal or interest on the Secured Obligations is not made when due; or
  - FAILURE TO PERFORM. Any tax, assessment, insurance premium, ilen, encumbrance or other charge against the Property, or any payment under a real estate contract covering the Property is not paid when due; or any other term, covenant or agreement of Grantor contained in this Deed of Trust or in any other document with Beneficiary, or in which Grantor grants a security interest in the Property, is not promptly
  - REMEDIES UPON DEFAULT, if any default occurs and is continuing, Beneficiary may, at its option:
    - 10.1 TERMINATE COMMITMENT, Terminate any outstanding and unfulfilled commitment to Grantor;
  - 10.2 ACCELERATE. Declare any or all of the Secured Obligations, together with all accrued interest, to be immediately due and payable without presentment, demand, protect or notice of any kind, all of which are expressly waived by Grantor;
  - 10.3 PAYMENTS. Pay such sums as may be necessary to pay any tax, assessment, insurance premium, lien, encumbrance or other charge against the Property, or any payment under a real estate contract covering the Property, without prejudice to Beneficiary's right to accelerate the Secured Obligations and foresides upon this Deed of Trust. Grantor shall relimbures Beneficiary, upon demand, for all such amounts paid by Beneficiary, with interest thereon from the date of such payment at the highest rate that is, from time to time, applicable on any of the Secured Obligations. All unreimbursed amounts shall be added to and become a part of the Secured Obligations;
  - 10.4 COLLECTION OF PAYMENTS. Terminate the license granted to Grantor to collect the Paymente; take possession of, manage and operate the Property under the terms of the Contracts; and demand and collect all Payments, including endorsing any check, draft or other instrument given as payment, either by itself or through an agent or judicially-appointed receiver. The Payments shall be applied first to payment of the costs of managing the Property and collecting the Payments, and then to the Secured Obligations;
  - 10.5 TRUSTEE'S SALE. Direct the Trustee, upon written request, to sell the Property and apply the sale proceeds in accordance with Washington's Deed of Trust Act (RCW 61.24.010, et seq.). Any person, except Trustee, may bid at the Trustee's sale; and
- 10.6 OTHER REMEDIES. Pursue all other available legal and equitable remedies, including, without limitation, foreclosing upon this Deed of Trust as a mortgage.

Grantor expressly waives any defense or right, in any action or proceeding in connection with the Secured Obligations, that Beneficiary must first resort to any other security or person.

- 11. WAIVER. No waiver by Beneficiary of any deviation by Grantor from full performance of this Deed of Trust or the Secured Obligations, as the case may be, shall constitute a waiver of Beneficiary's right to require prompt payment or to assert any other right or remedy provided for in this Deed of Trust or the secured Obligations on the basis of the same or similar failure to perform.

<ol> <li>SUCCESSORS AND ASSIGNS. This Deed of Trust in administrators, executors, executors and essigns of the parties in</li> </ol>	rures to the benefit of and is binding upon the respective heirs, devinees, ingetees, meto.
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ACKNOW	LEDGMENT BY INDIVIDUAL
STATE OF WASHINGTON )	
County of Blechelati	Par de la company
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and	te/are the individuality) who signed that individuality in
presence and acknowledged it to be (1)6/her/their) free and volum	ary act for the uses and purposes mentioned in the interprets.
	NOTARY PUBLIC FOR THE STATE OF WARPINGTON
	My appointment expires 2/3 5/1/2 minimum
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STATE OF WASHINGTON )	
County of)	
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I certify that I know or have satisfactory evidence that	
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signed this instrument in my presence, on oath stated that the/sh	o/they) was/were authorized to execute the instrument and acknowledged it as the
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to be the free and voluntary act of such party for the uses and purp	oses mentioned in the instrument.
Ceted;	
	PROTARY PUBLIC FOR THE STATE OF WASHINGTON,
	My appointment expires
REQUE	ST FOR RECONVEYANCE
To Trustee:	
<b>90CUT90</b> DY this Deed of Trust, have been paid in full. You are here	by this Deed of Trust. Said note or notes, together with all other indebtedness by directed to cancel said note or notes and this Deed of Trust, which are delivered by you under this Deed of Trust to the person or persons legally entitled thereto.
Dated:	
	Send Reconveyance To:

117715