

Transamerica
Title Insurance Company

101683

FILED FOR RECORD AT REQUEST OF

Registered
Ind. xad. dir
Indirect
Filmed
MAILED RECORDED RETURN TO

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
SKAMANIA CO. TASSBY *Al. B. Little*

Aug 19 1 08 PM '86

AUDITOR
GARY M. OLSON

Name..... TRANSAMERICA TITLE INSURANCE COMPANY
Trustee Services Department
Address..... P. O. Box 1493
Bellevue WA 98009
City, State, Zip.....

SK-13849
03-07-26-0-0-1600-00

TRUSTEE'S DEED

The GRANTOR, TRANSAMERICA TITLE INSURANCE COMPANY
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:

Judith Jo Ritchie

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

Attached hereto as Exhibit "A" and incorporated herein as though
fully set forth.

10919

REAL ESTATE EXCISE TAX

JUL 19 1986

PAID *Exempt*

Jan. R. Wyman
SKAMANIA COUNTY TREASURER

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 Albert Gale Douglass as Grantor, to Transamerica Title Insurance Company as Trustee, and Judith Jo Ritchie as Beneficiary, dated July 10, 1984, recorded July 18, 1984, No. 97901, in Book/Reel 60, Page/Frame 553, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$ 20,720.69 with interest thereon, according to the terms thereof, in favor of Judith Jo Ritchie 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 made 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. Judith Jo Ritchie being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the 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 on May 7, 1986, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel 101, Page/Frame 67, No. 101083.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the North Entrance of the Skamania County Courthouse, Stevenson, Washington a public place, at 10:00 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 ninety days 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; in a legal newspaper in each county in which the property or any part thereof is situated, and further, included with this Notice, which was transmitted or served to or 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.

Continued on Reverse

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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 15, 1986, 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 \$ 29,027.80 (cash); (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).

DATED this 15 day of August, 1986

TRANSAMERICA TITLE INSURANCE COMPANY
(Trustee)

BY: Aleta Rebhuhn
Aleta Rebhuhn (Name, Title) Assistant Secretary

BY: _____
(Name, Title)

STATE OF WASHINGTON

COUNTY OF _____ ss.

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19_____

Notary Public in and for the State of Washington, residing at _____

STATE OF WASHINGTON

COUNTY OF King ss.

On this 15 day of August, 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

ALETA REBHUN
and _____
to me known to be the _____ President and Asst. Secretary, respectively, of TRANSAMERICA TITLE INSURANCE COMPANY, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that she was _____ authorized to execute the said instrument, and the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto and _____ year first above written.

Edward L. Dean
Notary Public in and for the State of Washington, residing at _____ Bellevue _____

My commission expires 2/2/90

DOUGLASS, Albert Gale
and Marcia A.

MPO 20 Manning Road
Stevenson WA 98648

LEGAL DESCRIPTION

BOOK 102 PAGE 338

EXHIBIT "A"

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS OF LAND:

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE EAST 311 FEET; THENCE NORTH 660 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE 331 FEET; THENCE SOUTH 660 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 400 FEET NORTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 260 FEET ALONG THE WEST LINE OF SAID TRACT; THENCE EAST 331 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 260 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE WEST 331 FEET TO THE POINT OF BEGINNING.