



Pioneer National  
Title Insurance Company

WASHINGTON TITLE DIVISION

Filed for Record at Request of

Name.....PIONEER NATIONAL TITLE INSURANCE COMPANY.....

Address.....321 S. W. 4th AVENUE  
PORTLAND, OREGON 97204

City and State.....

PNTI File No.

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DTL	<input checked="" type="checkbox"/>
INDIRECT:	<input checked="" type="checkbox"/>
RECORDED:	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>

STATE OF WASHINGTON COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
<u>B. J. Salmeron</u>	
OF	<u>Stinson</u>
AT	<u>10:00 A. May 28 1968</u>
WAS RECORDED IN BOOK	<u>46</u>
OF	<u>Mtg</u> AT PAGE <u>434</u>
RECORDS OF SKAMANIA COUNTY, WASH.	
<u>LD Todd</u>	
COUNTY AUDITOR	
<u>E. Muehl</u>	
DEPUTY	

69959

## DEED OF TRUST

THIS DEED OF TRUST, made this 20th day of May

between COMMERCE DEVELOPMENT CO., INC. a ~~Washington~~ <sup>OREGON</sup> Corporation, Grantor,

whose address is P. O. Box 12221, Portland, Oregon

WALTER D. ALLEY, Attorney at Law

~~PIONEER NATIONAL TITLE INSURANCE COMPANY, Trustee~~, Trustee, whose address is Failing Building, Portland, Oregon

and MARION I. NORMAN

Beneficiary whose address is 520 Latourette Street, Portland, Oregon

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real

property in Skamania

County, Washington:

All that portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 26, Township 2 North Range 5 E. W. M. lying westerly of the center of the Washougal River; EXCEPT the south 850 feet thereof AND EXCEPT that Portion thereof lying within and northerly of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines; AND EXCEPT that portion thereof lying westerly of County Road No. 106 designated as the Washougal River Road.

ALSO: All that portion of the East half of the East half of the Northeast Quarter (E $\frac{1}{2}$  E $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 27, Township 2 North, Range 5 E. W. M., lying westerly of County Road No. 106 designated as the Washougal River Road; EXCEPT that portion thereof lying within and northerly of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration electric power transmission lines.

which real property is not used principally for agricultural or farming purposes, together with all tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of **FOUR THOUSAND, FIVE HUNDRED & 00/100ths**

Dollars (\$ 4,500.00 ) with interest, in accordance with the terms of a promissory note of even date herewith payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary as its interest may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.