

72938

SHORT FORM DEED OF TRUST BOOK 48 PAGE 732

THIS DEED OF TRUST is made this 26th day of October, 1970,
 BETWEEN Edwin L. Miller & Lois L. Miller, as Grantor,
 whose address is 151 Cowlitz Gardens, Kelso, Washington;
 and Transamerica Title Insurance Company, as Trustee,
 whose address is 1322 Vanderveer Way, Longview, Washington;
 and Bank of Cowlitz County, as Beneficiary,
 whose address is Triangle Shopping Center, Longview, Washington.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in Skamania County, Washington:

Cowlitz County

Tract 3 of Cowlitz Gardens as per plat recorded in Volume 4 of Plats at Page 10, records of Cowlitz County, Washington.

Situate in the City of Kelso, Cowlitz County, Washington.

Skamania County

PARCEL 1:

Lot 5 of SPIRIT LAKE VIEW LOTS according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

PARCEL 2:

Lot 40 of SUBMERSON'S P.L. ST. MCLUNG VIEW LOTS according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

Pacific County

PARCEL 3: Lot 3, Block 4, Driftwood Beach Tracts, according to plat recorded in Volume "H" of plats, page 67, in Pacific County, Washington.

PARCEL 2: That portion of Section 4, Township 11 North, Range 11 West, N. M., in Pacific County, Washington, described as follows: Commencing at a point which is North 1976.6 feet and west 2317.76 feet from the quarter corner between Sections 4 and 9, Township 11 North, Range 11 East, N. M.; thence South 89° 52' East 245.84 feet to the true point of beginning; thence continuing South 89° 52' East 150 feet to a point 60 feet West from the center line of the right of way of the former Ilwaco Railway and Navigation Company, said point also being on the westerly right of way line of Secondary State Highway 12-A; thence North 0° 55' East along said right of way line 20 feet; thence North 89° 52' West 150 feet more or less to a point North 0° 33' East 80 feet from the true point of beginning; thence South 0° 33' East 80 feet to the true point of beginning.

REGISTERED	<u>E</u>
INDEXED: DIR.	<u>E</u>
INDIRECT:	<u>E</u>
RECORDED:	
COMPARED	
FILED	



TOGETHER WITH all tenements, hereditaments and appurtenances, now or hereafter thereunto below (it or in anywise) appertaining, and the rents, issues and profits thereof and all fixtures and property that may be now located upon said real property or may be located thereon or attached to the same, or shall be to or (and in or) adapted for use in the operation of the property and improvements, including, but without being limited to, all trees, shrubs, rockeries, retaining walls, walks, driveways, buildings, structures, improvements and fixtures, including, but without being limited to, all ceilings and ventilating apparatus, awnings, doors and window screens, built-in ranges, dishwashers, refrigerators, water, gas, electric, and other pipes, and all other, rugs, carpeting, and other floor covering material, except traversed rolls and hardware, all of which property, whether attached or unattached or not, shall for the purposes of this Deed of Trust be deemed conclusively to be real estate and conveyed lands. And the grantor covenants and warrants, from this day forth, each further instrument as may be requested by Beneficiary to confirm the lien of this Deed of Trust on any property, that any of the property described herein may be subject to the provisions of the Uniform Commercial Code, and that the Deed of Trust is a security, and that the Beneficiary, or secured party, a security interest in any such property and the proceeds thereof, to extend, such financing, or other, as may be required by the Beneficiary and pay, upon demand, filing, and for any such financing, or other, with and without interest thereon.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference to the Deed of Trust hereto and payment of the sum of thirty-seven thousand five hundred and no/100 (\$37,500.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and payable to Grantor, or assigns, successors or assigns thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or assigns, successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all parties to the Deed of Trust are incorporated in the Master Form Deed of Trust hereto and referred to are hereby incorporated hereby by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby agrees to sell, convey and agree to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twelfth (12th) day of June, A.D. 1971, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

County	Book & Vol.	Page No.	County	Book or Vol.	Page No.
Adams	1 of Misc.	103	Asotin	346	841
Asotin	Microfilm under Auditor's No.	316708	Lincoln	L. of Misc.	688
Benton	232	1021	Mason	Real 37	120723
Chelan	602	240	Okanogan	38	120727
Chittenden	309	404	Pacific	203	120728
Clark	Auditor's Microfilm No.	672284	Pend Oreille	16 of Migs.	112
Columbia	41 of Migs.	208	Pierce	106 of Migs.	17
Cowlitz	736 P.	603	San Juan	37	644
Douglas	121	300	Shasta	2 of Office, Rec.	202
Ferry	27 of Bonds	308	Sheridan	46 of Migs.	37
Franklin	131	100	Snohomish	110 of Office, Rec.	604
Garfield	Microfilm under Auditor's No.	121100	Spokan	1143 of Migs.	303
Grant	25 of Bonds	410	Stevens	101 of Migs.	311
Grays Harbor	207 of Migs.	118	Thurston	207	702207
Island	181	404	Wahkiakum	15	199
Jefferson	10 of Migs.	403	Walla Walla	303 of Migs.	120
King	248 of Migs.	36	Whitman	08	711
Kittitas	802	276	Yakima	1 of Misc.	230
Litchia	100	446		340	343300
Nichols	0 of Misc.	34			

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests, that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinafter set forth:

Charles I. Miller
Lois L. Miller

STATE OF WASHINGTON

COUNTY OF

On this 26th day of October, 19 70
before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
David I. Miller and Lois L. Miller

to me known to be the individual, who executed the foregoing instrument, and acknowledged that he signed and executed the said instrument as his free and voluntary act and deed, for the uses and purposes therein expressed.

WITNESSED my hand and official seal this 26th day and year in this certificate above written.

Charles I. Miller
Notary Public in and for the State of Washington,
residing at Spokane

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MAIN, STATE RECORDS

COUNTY OF SPOKANE

This space reserved for Recorder's use.

I HEREBY CERTIFY THAT THE WRITEN INSTRUMENT OF WRITING FILED BY

David I. Miller and Lois L. Miller

AT 2:15 P.M. 26th 1970

WAS RECORDED BY ME ON 28th

OF 1970 AT PAGE 713

RECORD OF SPOKANE COUNTY, WASH.

David I. Miller

COUNTY CLERK