

78807

BOOK: 47 PAGE 76

WASHINGTON TRUST DEED

THIS DEED OF TRUST, Made this 18 day of June, 1971, by and between
JAMES P. LONDON and JANICE R. LONDON, his wife, whose post office address is

Box 694, City of Bingen, Washington, hereinafter
 mentioned for the purpose of brevity, whether singular or plural, as GRANTOR, and
PIONEER NATIONAL TITLE INSURANCE COMPANY, a corporation, whose post office address is
719 Second Avenue, in the City of Seattle, Washington, hereinafter mentioned for the
 purpose of brevity as TRUSTEE, and EV'S PRODUCTS COMPANY, a corporation under the laws
 of the State of Delaware, whose post office address is 3355 Hiawatha Avenue South,
Minneapolis, Minnesota, as BENEFICIARY.

WITNESSETH:

That this deed is for the purpose of securing performance of each agreement of the grantor herein contained, and the
 payment to the beneficiary or its successors at its mailing address hereinbefore set forth in the sum of \$ 20,499.00
 according to 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, as follows:

143 consecutive monthly installments of \$ 143.00 each, or more, on the
1st day of each and every month, commencing with the 1st day of
August, 1971, and every month thereafter; the entire balance
 due hereunder shall become due and payable on the 144th installment, all
 without interest to maturity. All delinquent payments due hereunder shall
 bear interest at the maximum rate permitted by law.

That the Grantor hereby bargains, sells and conveys to the said Trustee in Trust, with power of sale, all of the real property
 hereinafter described 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 of the following described real property in Skamania County, Washington:

A tract of land located in the Northeast Quarter of the
 Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 21, Township 3
 North, Range 10 E. W. M., described as follows:

The south 871 feet of the east 195 feet of the North-
 east Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), of
 the said Section 21. County of Skamania, State of
 Washington. Subject to and including easements and
 rights of way of record.



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 he 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.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.
3. The Trustees shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had and had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrances for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
7. In the event of the death, incapacity or disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage 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. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

STATE OF WASHINGTON

COUNTY OF Klickitat

SS.

On this 19 day of June, 1977

personally appeared before me, a notary public within and

for said county and state, James P. London and

Janice R. London, husband and wife,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they signed the same as their free act and deed for the uses and purposes therein mentioned.

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

PEARL H. STALIN

at White Salmon

JAMES P. LONDON

Grantor

JANICE R. LONDON

Grantor

