

RECORDING REQUESTED BY

78199

AND WHEN RECORDED MAIL TO

NAME Mr. and Mrs. Jim Atwell
ADDRESS Box 355
CITY & STATE Skamania, Washington
ZIP 98646

Title Order No. 279376 Escrow No. 12755-FV

STATE OF WASHINGTON
COUNTY OF SKAMANIA

BOOK 52 PAGE 202

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT WAS FILED BY

Jim Atwell

OF BOX 355 SKAMANIA WA

AT 2nd Sept. 11, 1974

WAS RECORDED IN BOOK 52

PAGE 202

RECORDS & COUNTY, WASH.

REGISTERED ☒ E
INDEXED: DIR. ☒ E
INDIRECT: ☒ E
RECORDED: ☒ E
COMPARED: ☒ E
MAILED: ☒ E

CORPORATION DEED OF TRUST AND ASSIGNMENT OF INTERESTS

BY THIS DEED OF TRUST, made this 7th day of June 1974, between

PACIFIC COLLEGE OF FRESNO, a California corporation, herein called Trustor, whose address is 1717 South Chestnut (number and street) Fresno (city) California (state) (zip)

and SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called Trustee, and JAMES ATWELL and PAULINE ATTWELL, husband and wife, herein called Beneficiary. Trustor grants, transfers, and assigns to trustee, in trust, with power of sale, that property in Skamania County, California, described as:

Attached hereto and made a part hereof

Trustor also assigns to Beneficiary all rents, issues and profits of said realty reserving the right to collect and use the same except during continuance of default hereunder and during continuance of such default authorizing Beneficiary to collect and enforce the same by any lawful means in the name of any party hereto.

For the purpose of securing: (1) Payment of the indebtedness by one promissory note in the principal sum of \$ 15,048.63 of even date herewith, payable to Beneficiary, or his successors, with interest thereon, evidenced by additional notes may be advanced by the Beneficiary to Trustor, or by endorsement on the original note, executed by Trustor or his successor; (3) performance (indicating they are so secured) or by endorsement on the original note, executed by Trustor or his successor; (3) performance of each agreement of Trustor incorporated by reference or contained herein.

On October 25, 1973, identical fictitious Deeds of Trust were recorded in the offices of the County Records of the Counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	3540	89	Kings	1018	394	Placer	1822	440	Siskiyou	587	407
Alpine	16	753	Lake	743	552	Plumas	227	440	Solano	1850	531
Amador	259	243	Lassen	271	367	Riverside	1973	109405	Sonoma	2310	975
Butte	1870	878	Los Angeles	7512	751	Sacramento	731025	59	Stanislaus	2587	332
Calaveras	358	82	Madera	1176	234	San Benito	388	94	Sutter	817	182
Colusa	409	347	Marin	2736	463	San Bernardino	8294	877	Tehama	630	522
Contra Costa	7077	170	Mariposa	143	717	San Francisco	8820	585	Trinity	3137	567
Del Norte	174	526	Mendocino	942	242	San Joaquin	3813	6	Tulare	396	309
El Dorado	1229	594	Merced	1940	351	San Luis Obispo	1750	491	Tuolumne	4,82	662
Fresno	8227	411	Modoc	225	668	San Mateo	6491	600	Ventura	1081	335
Glenn	565	73	Monterey	877	243	Santa Barbara	2486	124	Yolo	564	193
Humboldt	1213	31	Mono	150	215	Santa Clara	8523	713	Yuba	File No.	73-299568
Imperial	1355	801	Napa	922	96	Santa Cruz	2359	744			
Inyo	205	660	Nevada	665	303	Shasta	1195	293			
Kern	4809	2351	Orange	10961	388	Sierra	59	439			

The provisions contained in Section A, including paragraphs 1 through 5, and the provisions contained in Section B, including paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at the address hereinabove set forth, being the address designated for the purpose of receiving such notice.

STATE OF CALIFORNIA,

COUNTY OF Fresno

On July 11, 1974

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alvin E. Warkentine

known to me to be the president, and

Peter J. Klassen

known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to the by-laws or a resolution of its board of directors.

PACIFIC COLLEGE OF FRESNO
a California corporation

By: *Alvin E. Warkentine*By: *Peter J. Klassen*

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
OLIVE HIEBERT
NOTARY PUBLIC CALIFORNIA
FRESNO COUNTY
My Commission Expires June 30, 1975

1717 So. Chestnut Ave., Fresno, Calif. 93702

situated in the County of Skamania, State of Washington:

That portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 2 North, Range 6 E. W. M., described as follows: Beginning at a point south 39° east 650 feet from the center of the said Section 34; thence south 28° east 160 feet; thence south 13° 40' east 200 feet; thence south 29° 40' east 268 feet; thence south 23° east 268 feet to the north line of Government Lot 2 of the said Section 34; thence west 760 feet; thence north to the southerly line of the S. P. & S. R. Railway Company's right of way; thence northeasterly along said right of way line to the point of beginning; and

Government Lot 1 of Section 3, Township 1 North, Range 6 E. W. M.; and Government Lots 2 and 3 and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34 aforesaid EXCEPT that portion thereof lying northerly of the southerly railway right of way line aforesaid, and EXCEPT the following described tract: Beginning at the northeast corner of the said Government Lot 2; thence west 330 feet; thence south to an iron pipe marking the southerly right of way line of County Road No. 1016 leading to Woodard Marina Estates and designated as the Skamania Landing Road; thence south 116.5 feet; thence south 15° 30' east to the meander line of the Columbia River; thence in a northeasterly direction following the meander line of the Columbia River to a point south of the point of beginning; thence north 380 feet, more or less, to the point of beginning;

TOGETHER WITH all right, title and interest of the grantor in shore lands of the second class conveyed by the State of Washington and fronting and abutting upon the above described real property;

EXCEPTING, AND RESERVING to the grantor, however, and to her heirs and assigns, the following rights and interests in the above described real property:

- (1) The right to use and occupy the existing dwelling house on said premises and the fenced yard and garden area adjacent thereto for a period terminating on October 15, 1971; and
- (2) The fee title to the following described real property: Beginning at the northeast corner of Government Lot 2 of Section 34, Township 2 North, Range 6 E. W. M., thence south to a point on the southerly right of way line of the county road leading to the real property platted as Woodard Marina Estates, said point being marked by an iron pipe; thence south 116.5 feet to an iron pipe marking a point on the west line of a tract of land conveyed to Jim Attwell and Pauline K. Attwell, husband and wife, by deed recorded at page 478 of Book 57 of Deeds, Records of Skamania County, Washington; thence south 15° 30' east along said west line to a point north 15° 30' east and 216 feet distant from the meander line of the Columbia River, said point being the initial point of the tract hereby reserved; thence south 15° 30' east 216 feet to the meander line of the Columbia River; thence in a southwesterly direction following the meander line of the Columbia River a distance of 400 feet; thence north 15° 30' west 216 feet; thence in a northeasterly direction 400 feet to the initial point; said excepted tract containing 2 acres, more or less;

TOGETHER WITH shorelands of the second class conveyed by the State of Washington fronting and abutting upon said tract;

AND TOGETHER WITH a private access road 20 feet in width connecting with County Road No. 1016 designated as the Skamania Landing Road; said access road to be located adjacent to the east boundary of the premises hereby conveyed;

SUBJECT TO easement and right of way granted to Northwestern Electric Company, a corporation, for an electric power transmission line; and

SUBJECT TO easements and rights of way for public roads, including any right of way granted to Skamania County for relocation of County Road No. 1016 (Skamania Landing Road).

DO NOT DESTROY THIS NOTE: When paid, this note, with Deed of Trust securing same, must be surrendered to Trustee for cancellation before reconveyance will be made.

BOOK 52 PAGE 205

NOTE SECURED BY DEED OF TRUST
(INSTALLMENT- INTEREST INCLUDED)

\$15,048.63 Fresno, California, June 7, 1974

In installments as herein stated, for value received, I promise to pay to
JAMES ATTWELL and PAULINE ATTWELL, husband and wife
or order
of Skamania, Washington the principal sum of
FIFTEEN THOUSAND FORTY-EIGHT and 63/100ths dollars,
with interest from May 15, 1974 on unpaid principal at the rate of THREE HUNDRED and no/100ths per cent
per annum; principal and interest payable in installments of THREE HUNDRED and no/100ths dollars or more on the 15th day of
each and every month, beginning on the 15th day of June, 1974

and continuing until said principal and interest have been paid

Each payment shall be credited first on interest then due, and the remainder on principal and the interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment of principal and interest, the whole sum of principal and interest shall, at the option of the holder of this note, become immediately due. Principal and interest payable in lawful money of the United States. If action be instituted on this note, the undersigned promise to pay such sum as the Court may adjudge as attorney's fees. This note is secured by a DEED OF TRUST to SAFECO TITLE INSURANCE COMPANY, a corporation.

PACIFIC COLLEGE OF FRESNO,
a California corporation

By [Signature]

By [Signature]

THIS FORM FURNISHED BY SAFECO TITLE INSURANCE COMPANY