FLB 696 (12:73)

25 Tu 17	and the state of the	
	H# 201027#3	
PLATECAN,	H-161627-1	11. 276

FEDERAL LAND BANK DEED OF TRUST

P.O. Box 381. Carson, Washington, 98610 Transamerica Title Insurance/Gompany a corporation, Trustee, whose address is 725 Second Avenue Sentile, Washington 98104 and Itle Federal I and Bank of Spokane corporation, Beneficiary, whose address is West 705 First Avenue, Spokane, Washington 93204.		husband and wife processes to the start of t
P.O. Box 381. Carson, Vashington, 98610 Transamerica Title Insurance/Gompany a corporation, Trustee, whose address is 725 Second Avenue Senttle, Vashington 98104 and Ifthe Federal I and Bank of Spokane		
a corporation, Trustee, whose siddress is 720 Second Avenue Sentele, Washington 98104. and If it Federal I and Bank of Spokane.	whose address is	P.O. Box 381. Carson, Washington, 98610
and THE FEDERAL I AND BANK OF SPOKANE.		
and THE FEDERAL I AND BANK OF SPOKANE.	a corporation. Trustee, whose suddress	720 Second Avenue Senttle, Washington 98104
corporation, Beneficiary, whose address is West 705 First Avenue, Spokane, Washington 93204.		
	corporation, Beneficiary, whose addr	ess is West 705 First Avenue, Spokane, Washington 99204.

Lot 31 of COLUMBIA HEIGHTS according to the official plat thereof on file and of record at page 136 of Book A of Plats, Records of Skamania County, Washington,



which real other is the common as the common start or present proposed and discuss teached

Expelled with the temporary is additionable right produces and approximately suchdary private roads, now or bereafter belonging to an angle of approximation with the cover described at times, and at planting, beginning beating, cooling, wentilating, elevating, watering, and accounts approximated interfractions, now or by Cathor belonging to account on connection with the above described permitty of the compact tempty despared to be apparented to said lead and segether with all waters and water rights of every kind and accommodate of powerer couldness, and all discussion order catalog to the classification and rights of way therefor, which new are of financial rose to apparentially to any hormous is the pair thereof, or said in connection therewith,

This gass on the the mercion of general the performance of the covenants and agre, ments beigniafter contained, and the payment of the cent apprented by the promisers new made by the Granter to the carbor of the honoficary, of even date herewith, for the principal same 18, 25, 300, 90 and sourced as provided for in said note, being payable in installments, the last of which being the and parable on the notions of the model on the notion of the last of September. 2005.

A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, AND FOR OTHER PURPOSES, GRANTOR COVENANTS AND AGRETA

- 1. That Granter is builtide which of each promises in the simple it is good right and lawful authority to convey the same, and that said previous are live from encombrance, and each of the autors will warrant and defend the same forever against the lawful claims and demonstrate of site recovery appropriate and the community shall not be extinguished by any foreclosure herein, but shall run with the land
- To keep said ourselfy in good assortion and repair to complete any building, structure or improves, in being built or about in be built there as next to a cases or desirated or permit the convex or demonstration of any building there as to extrace promptly and in a good and was morbid may a see building, structure or improvement therein which miss be dame, of or destroyed; to comply with all laws or linearity, regulations, concentrate conditions; and restrictions affecting the property and its use not to commit er permit waste thereof, that is taken permit the autimost transactions and premi as except of dome in the and to local acts or things necessary to receive all water compared to be extremely appeal made to at the last at months and promises. Trustee, upon presentation to it of an attained according to be extremely setting forth facts showing to be an attained ander this numbered paragraph, is sufficiently to a color to their and coordinates off bods and statements thereogrand to bet thereon as provided in this instrument and acollege college law
- 1. To keep all buildings was exercise as becaute area of continuents, insued against her or damage by fire and such other risks in manner and form and in such common or companies and in such anneals as shall be satisfactory to the Beneficiary; to pay all risks in manner and form and in such compare or component out in such minimers as shall be arise, tory to the Beneficiary, to pay all promising and charges on all such increases when the form seer with the Beneficiary open request all insurance policies affecting he premises, with receipts showing payment of all adminimum that a state of an adminimum of the particle of the promises and that all insurance whatsoever affecting the promises shall be made payable, in a conclusion to the Beneficiary. The Beneficiary shall be entitled to so of the macroscopic of a lass under any such policy which may be applied by the Beneficiary apon the independence benefits and the independence benefit secretary accessed against the premises and add the amounts expected to the independence of all pays and provide a few of the administ to be affected as provided in the note and to be secured by the deed of that Charge will pay to be Benefit and on the transition of the independence of the ind
- In the overest flations, installings on powers to pay their paid within tent of days committing with the date it is due, the flentificant way cultive and the four express to pay their consequences to the install next to cover the extra expense moderal in handle delarge assertations.
- 6. To pay behalfolding a deall assessments more was come in stack and if term assessments and charges for water apportenant to or used in come, one with some property more to suffice to other encounterance, large or her against said premises which is superported that and deal tends
- 1 Apple a in an obligion and school are executing purporting to discuss these of security beleafor the rights or powers of Beneficiary at Tastor and an case of any sure as a species this deed of court as a montgots or of any suit which Beneficiary may deem it necessary to proceed a descend to effect or people while accounty been a to pay all elects and expenses incident thereto including the reasonable costs of searching records as a storic cost of searching records a secured by this deed of teast,
- 8. To pay all costs, lesses of expenses of this trial including the expenses of Beneficiary of Trustee incurred in enforcing the entertial k-richs, it is an account space of sugarding accounts and distributing or incoming the fifth, and reasonable trustee's and attorney's fees not in vaccina in more constitutions provided by law, such some to be secured by this deed of trust.
- 9. Should the General be as his one or details in any of the essentialists agree for is neven contained, then the Beneficiary (whether electing the declare the whole ministratives beside we seed due and payable is not may, at its option, perform the sense in whole or in part, and all expendences made by the Benedictors in so doing shall draw unter it at the rate of 10 per s. or per annum, and shall be immediately repossible by the Grentor actional demand, and, hypother with interest and costs accraing thereon, shall be secured by the deed of trees

B. IT IS MUTUALLY AGREED DIDAT

- 1. If any of said property shall be taken under right of amment domain, the Beneficiary shall be entitled at its option to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the Beneficiary upon the indebtedness hereby secured in such manner as it shall elect.
- 2. Beneficiary may from time to time, in writing and without notice release any person hable for payment. any of the indeptedness or extent the time or otherwise alic, the terms of payment of any of the indebtedness.
- 1. Upon the written request of Grantor and Beneficials; the Tourier min, at any time and from time to time, and without affecting the liability of any period-
 - (a) Consent to the making of any map or plat of the property.
 - (b) Join in granting any comment or creating any restriction thereor.
 - Join 11, any subordination or other agreement affecting this ilsed of that or ben or charge thereof,
 - without warranty all or any part of the property.

FL D 696 (12-73)

	H-161627-3
FLO LCAD	management and a second residence of the second sec

FEDERAL LAND BANK DEED OF TRUST

THIS DEED OF TRUST, made this22ndday ofAugustAugust19.75
between and Fatricia L. Arterbury,
and wife, were executed and wife, where the state of the
. Grantor,
whose address is P.O. Box 381. Carson, Washington, 98610
Transamerica Title Insurance Company
a Lyporation, Trustee, whose address is 720 Second Avenue Scattle, Washington 98104.
and THE FEDERAL LAND BANK OF SPOKANE, a
corporation, Beneficiary, whose address is West 705 First Averses Spokane, Williamston 99204,
WITNESSETH: That the Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real estate in the County ofSI amania
Illa chimeten

Lot 31 of COLUMBIA HEIGHTS according to the official plat thereof on file and of record at page 136 of Book A of Plats, Records of Skamania County, Washington.



which that it that is well used promptable for a tradition from our property and does not the first of ______ with in any

Together with the resonance benefit areas in the present and apparternance, including parate roads, now or terrafter belonging to or used in connection with the new or arms, pursues and all plainting, lighting, cooling, ventiating, belonging to a seed in connection with the show cleaning without and integrating parameters and other features, powers beneather to longing to a seed in connection with the show described a more all of which an interior declared to be appartenant to hald land, and after with all waters and water ray for of seetly kind and acceptable a and however enter not use all discuss an interior conduct, rights therein and rights of way therefor, which now are or healther may be appartenant to said to the said the conduct at used in connection therewith.

This dead is by the purpose of scaling the performance of the coverients and agreements beneficiary of even date herewith, for the other separant rule we are promised to the scale of the Beneficiary, of even date herewith, for the principal sure of \$.25,500,00 and others as provided for an earl note, being payable it installments, the last of which being due and payable in the first day of September, 2005.

A. TO PROTECT THE ARCULARY OF THIS DEED OF TRUST, AND FOR OTHER PURPOSES, GRANTOR COVENANTS AND AGREES.

That Granton is brackelly served a and pressure in few sample. Lie mend right and lawful authority to convey the same, and
that said premises are from trons on unthe new and synthetic Grantons will warrant and defend the same forever against the lawful claims
and demands of all pressure reprincessors, out this covernest shall not be extinguished by any forestingues beyon, but shall run with the
land.

2. To keep said property in sood available and repair to complete any building structure or improvement being, said or about to be built thereon, not to receive or aemolish or permit the convex or demolishment of any building thereon, to restore promptly and in a good and workmantike manner any building attracture or improvement thereon which may be damaged or destroyed; to compty with all laws, ordination, regulations, coverants, conditions, and restrictions affecting the poperty and its use not to commit or permit waste thereof, not to at an paranti the current of timbs, from said premits except for domestic are and to deall acts or things not except to generate all water rights now so becarble appartenant to to take it correction with said promises. It astes, upon prescription to it of an articless against the Reneficiary witting north facts showing a default to Grantin smaller this numbered paragraph, as authorized to script to true and amadesiance all facts and statements formed and to let the con as provided in this instrument and as although to her.

3. To keep all buildings now exerting to hereafter erected distinguish oward against low or duringe by fire and such other risks in manner and form and in such company or companies in in such amounts as shall be analyse for the Beneficiary. So pay an previous and charges on all such arrange we make to do not with the flow carry upon squeer all incurance policies? The arrange members, with receipts showing payment of all companies of charge offered world of dieses and that all insurance with every affecting the premises should be made asymble in a man flows on the Beneficiary. The Beneficiary is the correlation of the proceeding to be analysis and policy which may be applied by the Beneficiary upon the bulleting as hereby secured in the humanic is a may see:

4. Beneficiary is authorized in pay all real property case and, we call assessments assessed against the premises and add the amounts expended to the note of an increase an increase and add the amounts expended to the note of an increase and add the expended to the note of an increase and add to be excurred by the deed of true treated off pay to the Bones as you the first day of each month outleast in re-is fully paid, with any addition to the monthly installment of principal addition moder the terms of the most excured hereby a seminately all to one-twelfth of the annual aggregate of the impressy tax a and special assessments overtine tell or the retreater which additional sums shall be applied to reduction of months.

In the even that an initial part of passion thereof is not good within for a initial vector incog with or date it is due,
the Benefit are not collect and the form a spices to pay a fate dauge of course containing initialment to cover the extra expense
involved in handling datasages consultation.

6. To pay before delimination all assessments upon make company stock, and if rent, issessments and charges for water apportment to or used a connection with and property, and so suffer in other create brance, thoughour lies against said premises which is superior to this deal of true.

7. To appear in and oriend any action or proceeding purportises to affect the lies or security hereof or the rights or powers of Beneficiary or Trustees and in case at any suit to force this deed of more as a minitage or in any soit which Beneficiary may deem it necessary to purpose or defend to affect or prome the action; the pay all costs and expenses incident thereto including the reasonable costs of searchase records and abstracting on maning the title and it somable attorney's fire in such action, such some to be secured by this deed of troot.

8. To pay all costs, too and expense of this trust including the expenses of Beneficiary in Trustee incurred in enforcing the obligation secured hereby, the reasonable cost of searching records and as, excling or insuring the sith, and reasonable trustee's and attorney's fees not in excess of any finitarious provided by law, each sums to be serviced by this deed of trust.

9. Should the Grantot be or become in detault in any or the consequence or agreements norm contained, then the Beneficiary (whether electing to decline the whole independences berefy as and done and payable or not) may, at its option, perform the same in whole or in part, and all expenditures made by the Beneficiary in so doing shall draw interest at the rate of 10 per cent per annum, and shall be immediately repayable by the terrainter without domaid, and, together with interest and costs accruing thereon, shall be secured by the deed of triat.

B. IT IS MUTUALLY AGREED THAT

If any of said property shall be taken under right of connect domain, the Seneficiary shall be entitled at its option to receive
all compensation for the position taken and domages to the remaining portion, so be applied by the Beneficiary upon to a indebtedness
hereby secured in such manner as it shall circle.

 Ber efficiery may from time to time, in writing and without notice, release any person liable for payment of any of the indebtedness or extend the time of otherwise after the terms of payment of any of the indebtedness.

3. Upon the written request of a autor and flench lary, the Trusice class at any time and from time in time, and without affecting the hability of any person.

(a) Consent to the making of so a map or plat of the promoty.

(b) Join in granting any casem of or creating any postriction thereon.

(c) Join is any subordination or other agreement affecting this dead of item or her or charge thereof.

(d) Recomey, without warranty, all or any part of the property.

- 4. All sums secured hereby having been paid, Trustee shall reconvey, without warranty, the property then held hereunder upon written request of the Beneficiary or the person entitled thereto and upon surrender of this deed of trust and said note for cancellation and retention and upon payment of its fees. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
- 5. Upon or during the continuance of any default hereunder, the Beneficiary shall have the right forthwith to enter into and upon said premises and take possession thereof, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured, and the Beneficiary shall have the right to the appointment of a receiver to collect the rents, issues and profits of said premises. The rents, issues and profits of said premises after default are hereby assigned to the Beneficiary as additional security for the indebtedness herein described. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire or other insurance policies or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- 6. Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor, except by the written permission of the Beneficiary, then, in any such case, all indebtedness hereby secured shall, at the election of the Beneficiary, become immediately due and payable without notice; but failure of the Beneficiary to exercise such option in any one or more instances shall not be considered as a waiver or clinquishment of the right to exercise such option upon or during the continuance of the same or any other default. In such event Beneficiary at its option may proceed to foreclose this deed of trust as a mortgage in the manner provided by law for foreclosures of mortgages or direct Trustee in writing to foreclose this deed of trust by notice and sale.
- 7. In foreclosure of this deed of trust by notice and sale, the power of sale hereunder shall be exercised by Trustee according to and under the authority of the law now in effect and as hereafter amended of the State or States in which the property held hereunder, or any part thereof, is situate, pertaining to deeds of trust. Trustee shall deliver to the purchaser at sale its deed, without warranty, which deed shall contain such recitals as may be required or permitted by law for the benefit of said purchaser and subsequent bona fide purchasers or encumbrancers for value. After deducting all costs and expenses of the sale, including reasonable trustee's and attorney's fees and the reasonable costs of searching records and abstracting or insuring the title. Trustee shall apply the proceeds of sale to the payment of all sums expended under the terms hereof not then repaid with accrued interest at 10 percent per annum: all other sums then secured hereunder; and the remainder if any to the person or persons legally entitled thereto as and in the manner provided by law.
- 8. Beneficiary having purchased said property at Trustee's sale, Grantor agrees peaceably to surrender possession of the premises to Beneficiary in the event such possession has not previously been delivered and to pay Beneficiary the costs and expenses including a reasonable attorney's fee in any suit or action instituted by Beneficiary to obtain possession of the premises from Grantor or any occupant of the premises who entered possession by, through or under Grantor
- 9. Trustee accepts this trust when this deed, duly executed and acknowledged, is made a public record as provided by law. Any trustee lawfully appointed by the Beneficiary as a substitute or successor trustee shall succeed to all of the powers and duties of the trustee named herein. Conveyance to the substitute or successor trustee shall not be required. Trustee is not obligated to notify any party hereto of perding 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.
- 10. This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, devisees, legalees, executors, administrators, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, or if the note has been pledged, the pledged thereof, whether or not named as Beneficiary berein.
- 11. The term "deed of trust" as used herein shall mean the same and be synonymous with the terms "trust indenture" and "trust deed", and the term "grantor" as used herein shall mean the same and he synonymous with the term "frustor", as used in any laws of the state or scates in which said property, or any part thereof, is situate.
- 12. This deed of trust and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to all the terms, conditions and provisions thereof, which are made a part hereof the same as if set out in full herein.
- 13. Grantor requests that a copy of any declaration or notice of default and a copy of any notice of sale hereunder be mailed to him at the address of Grantor hereinabove set torth.

IN WITNESS WITEREOF, said Grantor has hereunto set his har	nd the day and year first above written.
Educad Gate May (Seul)	(Sent)
Educad Catalany (Seal)	(Scal)
(Seal)	(Scal)
(Seal)	(Scal)
(Cual)	(Seal)

80792		BOOK 2 PAGE	गड
County of Clark County of Clark personally appeared Edward S. to me known to be the person(s) described the same as the then there is the then the same as the same as the same as the same as the then the same as the	: ss. On Arterbury and Patricia I bed in and who executed the fore	June 20 19:15	
STATE OF		Potary Public CC 25, 1975	
County of	; ss. On	, before me	
to me known to be the person(s) describe executed the same as (his) (her) (their) free	-	oing instrument, and acknowledged that (he) (she) (the	ey)
	My com	nission expires	

P. C. Eps. 1723 Venerator, Wo Landon 93663

REGISTERED.

INDEXED: SIR,

INDIRECT: A

RECORDED:

COMPARED

MAILED

MEDIEN CERTIFI THAT THE WILL

INSTRUMENT OF WINTING PAED MY.

AT LECORDE IN STOK

SECONDE OF WANANIA COUNTY, WASH

COUNTY AUDITOR

- 4. All sums secured hereby having been paid, Trustee shall reconvey, without warranty, the property then held hereunder upon written request of the Beneficiary or the person entitled thereto and upon surrender of this deed of trust and said note for cancellation and retention and upon payment of its fees. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
- 5. Upon or during the continuance of any default hereunder, the Beneficiary shall have the right forthwith to enter into and upon said premises and take possession thereof, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured, and the Beneficiary shall have the right to the appointment of a receiver to collect the rents, issues and profits of said premises. The rents, issues and profits of said premises after default are hereby assigned to the Beneficiary as additional security for the indebtedness herein described. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire or other insurance policies or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- 6. Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor, except by the written permission of the Beneficiary, then, in any such case, all indebtedness hereby secured shall, at the election of the Beneficiary, become immediately due and payable without notice; but failure of the Beneficiary to exercise such option in any one or more instances shall not be considered as a waiver or clinquishment of the right to exercise such option upon or during the continuance of the same or any other default. In such even Beneficiary at its option may proceed to foreclose this deed of trust as a mortgage in the manner provided by law for foreclosures of mortgages or direct Trustee in writing to foreclose this deed of trust by notice and sale.
- 7. In foreclosure of this deed of trust by notice and sale, the power of sale hereunder shall be exercised by Trustee according to and under the authority of the law now in effect and as hereafter amended of the State or States in which the property held hereunder, or any part thereof, is situate, pertaining to deeds of trust. Trustee shall deliver to the purchaser at sale its deed, without warranty, which deed shall contain such recitals as may be required or permitted by law for the benefit of said purchaser and subsequent bona fide purchasers or encumbrancers for value. After deducting all costs and expenses of the sale, including reasonable trustee's and attorney's fees and the reasonable costs of searching re-ords and abstracting or insuring the title. Trustee shall apply the proceeds of sale to the payment of all sums expended under the terms hereof not then repaid with account interest at 10 percent per annum; all other sums then secured hereunder; and the remainder if any to the person or persons legally entitled thereto as and in the manner provided by law.
- 8. Beneficiary having purchased said property at Trustee's sale, Grantor agrees peaceably to surrender possession of the premises to Beneficiary in the event such possession has not previously been delivered and to pay Beneficiary the costs and expenses including a reasonable attorney's fee in any suit or action instituted by Beneficiary to obtain possession of the premises from Grantor or any occupant of the premises who entered possession by, through or under Grantor.
- 9. Trustee accepts this trust when this deed, duly executed and acknowledged, is made a public record as provided by law. Any trustee lawfully appointed by the Beneficiary as a substitute or successor trustee shall succeed to all of the powers and duties of the trustee named herein. Conveyance to the substitute or successor trustee shall not be required. 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.
- 10. This deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, devisees, legatees, executors, administrators, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, or if the note has been pledged, the pledgee thereof, whether or not named as Beneficiary herein.
- 11. The term "deed of trest" as used herein shall mean the same and be synonymous with the terms "trust indenture" and "trust deed", and the term "grantor" as used herein shall mean the same and he synonymous with the term "trustor", as used in any laws of the state or states in which said property, or any part thereof, is situate.
- 12. This deed of trust and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to all the terms, conditions and provisions thereof, which are made a part hereof the same as if set out in full herein.
- 13. Grantor requests that a copy of any declaration or notice of default and a copy of any notice of sale hereunder be mailed to him at the address of Grantor hereinabove set forth,

IN WITNESS WHEREOF, said Grantor has helyunto set his han	nd the day and year first above written.	
Edwards anterlancy (soul)	· · · · · · · · · · · · · · · · · · ·	(Scal)
There of (South		_(Seal)
(Seal)	<u> </u>	_(Soal)
(Scal)	3	_(Scal)
(Seal)		_ (Scal)

80792 BOOK52 PAGE 255 STATE OF County of. personally appeared Edward S. Arterbury and Patricia L. Arterbury, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that the (she) (they) executed the same as (his) (her) (their) free act and deed, STATE OF My commission expires: County of. personally appeared , before me to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed,

FEDERAL LAND BANK ASSM.
P. O. Cay 1593
Vermouser, Waldington 98663

My commission expires_

Notary Public

REGISTEREL, printer in indexes: olr indexes: olr indexes: olr indexes in inde

MERENY CERTIFY THAT THE WITH

INSTRUMENT OF WIRTING, FRED BY

OF

AT // COLD IN BOOK

AT PAGE 50

RECORDE OF SYMMINIA COUNTY, WASH

COUNTY AUDITOR