



Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

Filed for Record at Request of

Name..... Klickitat Valley Bank

Address.. Box 307

City and State. White Salmon, Washington 98672

PNTI File No.

SEARCHED
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RECORDED
COMPARED
MAILED

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Klickitat Valley Bank

ON JUN 30 1976 White Salmon

AT 10 AM M 6 15 1976

WAS RECORDED IN BOOK 5-3

OF 1976 AT PAGE 213

RECORDS OF SKAMANIA COUNTY, WASH

COUNTY AUDITOR

JUN 30 1976

DEED OF TRUST

82354

THIS DEED OF TRUST, made this 10th day of June

, 1976 ,

between Pat L. Martin and Marie E. Martin

, Grantor,

whose address is P. O. Box 1073, White Salmon, Washington 98672

PIONEER NATIONAL TITLE INSURANCE COMPANY, a corporation, Trustee, whose address is

Goldendale , and Klickitat Valley Bank

Beneficiary whose address is Box 307, White Salmon, Washington 98672

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

property in Skamania County, Washington

Lot 1 of Block 2 of Underwood Crest Addition according to the official plat thereof on file and of record at page 134 of Book A of Plats, records of Skamania County, Washington; EXCEPT that portion thereof described as follows:

Beginning at the southwest corner of the said Lot 1; thence North 00° 10' 16" east along the westerly line of said lot 189.49 feet; thence North 80° 30' east 220.84 feet to a point on the easterly line of the said Lot 1; thence following the easterly line of the said Lot 1 southwesterly to the southeast corner of the said Lot 1; thence south 42° 43' 12" west 67.9 feet to the point of beginning.

which real property is not used principally for agricultural or farming purposes, together with all tenements, hereditaments, and appurtenances now or hereafter thereto 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

Five thousand & no/100 Dollars (\$ 5,000.00) 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 thereof 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 for an amount not less than the total debt accrued by this Deed of Trust. All policies shall be held by the Beneficiary, and so in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary at 1% interest which 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 exhaust continuance 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, Lender 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:

- 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.
- 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.
- The Trustee 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.
- 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.
- 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 or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired therewith. 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.
- 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.
- 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.
- This D. O. T. of Trust applies to, in trust for the benefit of, and is binding not only on the parties herein, 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.

Pat F. Martin (Seal)

(Seal)

(Seal)

(Seal)

STATE OF WASHINGTON
COUNTY OF Kitsap { S. I.

STATE OF WASHINGTON
COUNTY OF { S. I.

On this day personally appeared before me

Pat F. Martin

to me known to be the individual described in and who executed the within foregoing instrument, and

acknowledged that she signed the same as

her own free and voluntary act and deed, for the uses and purposes therein mentioned,

RECEIVED under my hand and official seal this

day of July, A.D. 1976.

Notary Public in and for the State of
Washington, residing at Port Gamble,

On this day of July, A.D. 1976, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

to me known to be the President and Secretary respectively of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on behalf of said

that she authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

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

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE.

The undersigned is the legal owner and holder of the note and all other indebtedness now or hereafter created by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sum owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated..... 19.....

Mail service availed to
by