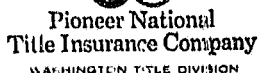


SECRET - EYES ONLY



RECEIVED
INDIRECT
RECORDED
COMPARED
MAILED

Name Klickitat Valley Bank MAILED
Address Box 307
City and State White Salmon, Washington 98672

THE SPACE PROVIDED FOR NOTARIES IS
COUNTY OF SKAMAN A

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY _____

Expositio. Causa. 1721.
OF THE 307th. 1721. 1721.

AT 10⁰⁰ AM 6/15/76

WAS RECORDED IN BOOK.....

OF 1129 AT PAGE 21
RECORDS OF SKAGHANIA COUNTY, WASH

COUNTY AUDITOR

PNTI File No.

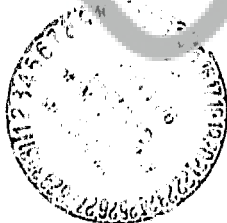
DEED OF TRUST

82354

19 76

THIS DEED OF TRUST, made this 10th day of June 1976, between Pat L. Martin and Marie E. Martin, 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 82° 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 improvements, now or hereafter therein 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.

7. 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 issued by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary at the amount any may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon and in satisfaction of the debt hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not constitute a 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.

