

TRUST DEED

THIS TRUST DEED, made this 28th day of June, 1976, between JOHN P. TRENT and DEBORAH G. TRENT, husband and wife, TRANSAMERICA TITLE INSURANCE COMPANY, a corporation, and FANNY S. MORTTI, as Grantor, as Trustee, and as Beneficiary,

WITNESSETH

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Skamania County, ~~Washington~~ Washington, described as:

The Southwest Quarter of the Northwest Quarter of the Southwest Quarter (SW 1/4 NW 1/4 SW 1/4) of Section 26, Township 4 North, Range 7 East, Willamette Meridian, said tract containing 10 acres, more or less.---

together with all and singular the tenements, hereditaments and appurtenances and all other rights therein, beneficial or in any way now or hereafter appearing, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grant herein contained and payment of the sum of TWO THOUSAND (\$2,000.00) Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary, in order and made by grantor, the final payment of principal and interest hereof, I and my spouse, John P. Trent and Deborah G. Trent, do hereby certify that we are the legal owners of said property.

The date of initiation of the right to sell is this trust deed. The date of termination of the right to sell is the date of the death of the last surviving beneficiary. In the event the interest described herein is not sold, conveyed, assigned or otherwise disposed of by the grantor within the time herein provided, the trustee shall not be bound to sell, convey, assign or otherwise dispose of the same until the expiration of the time herein provided, and the trustee shall not be bound to sell, convey, assign or otherwise dispose of the same until the expiration of the time herein provided, and the trustee shall not be bound to sell, convey, assign or otherwise dispose of the same until the expiration of the time herein provided.

The above described real property is not currently used for agricultural, timber, or grazing purposes.

To secure the payment of this trust deed, grantor hereby conveys to the trustee in trust, with power of sale, the property described herein, together with all and singular the tenements, hereditaments and appurtenances and all other rights therein, beneficial or in any way now or hereafter appearing, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

The trustee shall have the right to sell, convey, assign or otherwise dispose of the property described herein, together with all and singular the tenements, hereditaments and appurtenances and all other rights therein, beneficial or in any way now or hereafter appearing, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

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The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto except prior contract recorded in Skamania County, Washington, in Book 65, Page 234, of Film Records, and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are (a) primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below).

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

\*IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable, if warranty (a) is applicable and the beneficiary is a creditor or such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures. For this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent. If this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act not required, disregard this notice.

If the signer of the above is a corporation, use the form of acknowledgment appearing on the reverse side of this document.

STATE OF OREGON,

County of Clatsop

June 28, 1976

Personally appeared the above named John Trent and Deborah G. Trent

OREGON 91-1400

STATE OF OREGON, County of Clatsop

Personally appeared

each of himself, not one for another, and who being duly sworn, each of them depose and say that the former is the president and that the latter is the secretary of

that the said officer in the foregoing instrument is the corporate seal and incorporation and that said instrument was signed and sealed in his hand and in the presence of one or more of its members, and each of them acknowledged said instrument to be in voluntary and legal due execution.

and acknowledged the foregoing instrument to be their voluntary act and deed.

COFFICIAL SEAL

Before me: Brenda L. Gull

Notary Public for Oregon

My commission expires 5/3/80

Notary Public for Oregon My commission expires

COFFICIAL SEAL

TRUST DEED

(RECORDING ACT)

TRUST DEED AND MORTGAGE

STANLEY S. WELLS

STATE OF OREGON

I, Notary Public for Oregon, do hereby certify that within my jurisdiction the foregoing instrument was duly executed and acknowledged by the parties thereto on the 28th day of June, 1976, at Clatsop, Oregon, and recorded in Book 65, Page 234, of Film Records, in the County of Clatsop, State of Oregon. Witness my hand and seal of said County, Oregon, this 28th day of June, 1976.

Title

Legality

After recording return to:

TRANSCAMERIA TITLE REC. CO. P. O. BOX 505 ASTORIA, OREGON 97103

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO:

Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to

DATED:

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Notary Public

Do not lose or destroy this Trust Deed OR "B" NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.