

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 Trustee, 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 right, thereto 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 made and made by grantor, the final payment of principal and interest hereon, I and my heirs, said due and payable.

The date of initiation of the debt secured by this instrument is the date of the promissory note, in which the investment of said note became due and payable. In the event the action described herein, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or otherwise by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument shall be deemed to be due and payable at the maturity dates expressed therein, or herein, that become immediately due and payable.

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

To protect the interests of the beneficiary, the grantor, by this deed, covenants and warrants that the property herein granted shall be used for agricultural, timber, or grazing purposes, and that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose, or that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose, or that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose.

1. The grantor, by this deed, covenants and warrants that the property herein granted shall be used for agricultural, timber, or grazing purposes, and that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose, or that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose.

2. The grantor, by this deed, covenants and warrants that the property herein granted shall be used for agricultural, timber, or grazing purposes, and that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose, or that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose.

3. The grantor, by this deed, covenants and warrants that the property herein granted shall be used for agricultural, timber, or grazing purposes, and that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose, or that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose.

4. The grantor, by this deed, covenants and warrants that the property herein granted shall be used for agricultural, timber, or grazing purposes, and that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose, or that the grantor shall not, nor shall any person claiming under him, do any act or thing which would result in the property herein granted being used for any other purpose.

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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).

Exclusion

This deed applies to, insures 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 ward 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.)

STATE OF OREGON,

County of Clatsop

June 28, 1976

Personally appeared the above named

John D. Trent and Deborah G. Trent

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

Before me:

OFFICIAL SEAL)

Birdie L. Gull

Notary Public for Oregon

My commission expires 5/3/80

STATE OF OREGON, County of

June

Personally appeared

and

each of himself and not one for the other and did say that the former is the president and that the latter is the secretary of

and that the instrument to be acknowledged is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of and under the authority of its board of directors, and each of them, and is a true and correct copy of the original instrument to be so acknowledged and instrument to be so acknowledged.

Notary Public for Oregon
My commission expires

OFFICIAL SEAL)

TRUST DEED

(FORM NO. 101)

JOHN D. TRENT and DEBORAH G. TRENT

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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:

, 19

Bert Clary

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

TRANSMITTAL FILE NO. 68
P. O. BOX 505
ASTORIA, OREGON 97103