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Stevenson Ln# 14-00038

BOOK 54 PAGE 756

SK10633

3-7 1/2 -36-BC-3100

DEED OF TRUST

THIS DEED OF TRUST is made this 20th day of October 1977, among the Grantor, J. CECIL WALDEN AND LINDA L. WALDEN, husband and wife, (herein "Borrower"),

TransAmerica Title Company (herein "Trustee"), and the Beneficiary, Riverview Savings Association, a corporation organized and existing under the laws of Washington, whose address is 400 N. E. Fourth Avenue, Camas, Washington 98607 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of SKAMANIA, State of Washington:

LOT 1 OF BLOCK 1 OF THE FIRST ADDITION TO HILL CREST ACRE TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 97 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO: EASEMENTS AND RIGHTS OF WAY OF RECORDS.

which has the address of Shepard Ave., Stevenson, Washington 98648, (herein "Property Address");

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents subject however to the rights and authorities given herein to Lender to collect and apply such rents, royalties, mineral oil and gas rights and profits, water, water rights and water stock, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust, and all of the foregoing, together with said property and the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

To SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated October 10, 1977 (herein "Note"), in the principal sum of THIRTY-THREE THOUSAND, NINE HUNDRED AND NO/100***** (\$38,900.00) Dollars with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on The 10th of Each month Beginning November 15, 1977 the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

WASHINGTON 1-2-2-5-75 FNMA/FHLMC UNIFORM INSTRUMENT

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due, the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Deed of Trust.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may attach prior to the due date of the Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof.

The Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within 30 days from the date such deficiency is made known by Lender to Borrower requesting payment thereof.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower the Funds held by Lender. If under paragraph 18 hereof the Property is sold or the Property is otherwise disposed of, Lender shall apply, no later than immediately prior to the sale of the Property or its disposition, to the proceeds of such sale, the amount of the Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraph 1 and 2 hereof shall be applied by Lender first in payment of amounts payable by Lender to Borrower under paragraph 2 hereof, then to interest payable on the Note, then to the principal of the Note, and finally to the interest and principal on any Future Advances.

4. Charges; Liens. Borrower shall pay all taxes, assessments and other charges, fees and premiums attributable to the Property which may attach prior to the due date of this Deed of Trust, and shall make payments thereon in the manner provided under paragraph 2 hereof or, if not paid in such manner, shall pay the same to Lender, when due, directly to the payee thereof. Borrower shall promptly furnish to Lender all notices, demands and other communications which may be received by Borrower shall make payment directly to Lender of all amounts due under this paragraph, and in the event Borrower shall promptly discharge any lien which has priority over the Deed of Trust, Lender may not exercise any such payment required to discharge any such lien so long as Borrower is in compliance with the terms of this Deed of Trust. Lender shall not be required to discharge any such lien so long as Borrower is in compliance with the terms of this Deed of Trust. Lender shall not be required to discharge any such lien in a manner acceptable to Lender or any governmental authority, and Lender shall not be required to defend any such lien in legal proceedings which are brought to prevent the enforcement of the lien. Lender shall not be required to defend any such lien in legal proceedings which are brought to prevent the enforcement of the lien.

5. Hazard Insurance. Borrower shall keep the Property insured against fire, lightning, explosion, riot, civil commotion, and against loss by fire, hazards included within the terms of the policy, and shall hereafter procure and maintain such insurance in such amounts and for such periods as Lender may require, and shall not hereafter procure and maintain such insurance in such amounts and for such periods as Lender may require, and shall not hereafter procure and maintain such insurance in such amounts and for such periods as Lender may require. The insurance carrier providing the insurance shall be approved by Lender in writing. Lender shall not be required to provide such approval shall not be unreasonably withheld. All amounts on insurance policies shall be paid to Lender or to the insurance carrier.

All insurance policies and renewal contracts shall be in form acceptable to Lender and shall contain the following clause in favor of and in form acceptable to Lender: Lender shall have the right to inspect the policies and renewal contracts and Borrower shall promptly furnish to Lender all renewal notices and all receipts for premium payments. The policies and renewal contracts shall be given to the insurance carrier and Lender. Lender may, at its option, cause the policies and renewal contracts to be given to the insurance carrier.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds from the destruction or partial destruction of the Property damaged, provided such restoration or repair is economically feasible or if the cost of such restoration or repair is not economically feasible, shall be applied to the sums secured by this Deed of Trust, and if the cost of such restoration or repair is not economically feasible, shall be applied to the sums secured by this Deed of Trust, and if the cost of such restoration or repair is not economically feasible, shall be applied to the sums secured by this Deed of Trust. If the Property is abandoned by Borrower, Lender shall be authorized to collect and apply the insurance proceeds at Lender's option, either for restoration or repair of the Property or to the sums secured by this Deed of Trust.

Unless Lender and Borrower otherwise agree in writing, any such application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. If under paragraph 18 hereof the Property is acquired by Lender, all right, title and interest of Borrower in and to any insurance policies and, in and to the proceeds thereof resulting from damage to the Property prior to the sale or acquisition shall pass to Lender, to the extent of the sums secured by this Deed of Trust immediately prior to such sale or acquisition.

6. Preservation and Maintenance of Property: Leaseholds, Condominiums, Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit any waste or deterioration of the Property, and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents. If a condominium or planned unit development is executed by Borrower and recorded together with this Deed of Trust, the covenants and agreements of such declaration shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider were a part hereof.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankruptcy or decedent, then Lender at Lender's option, upon notice to Borrower, may make such arrangements, disburse such sums and take such action as is necessary to protect Lender's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law. Borrower shall pay the amount of all mortgage insurance premiums in the manner provided under paragraph 2 hereof.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on outstanding principal under the Note unless payment of the same at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

20. **Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by agent or by judicially appointed receiver, shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

21. **Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to full reconveyance of the Property by Trustee to Borrower, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.

22. **Reconveyance.** Upon payment of all sums secured by this Deed of Trust, Lender shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recordation, if any.

23. **Substitute Trustee.** In accordance with applicable law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

24. **Use of Property.** The Property is not used principally for agricultural or farming purposes.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.

J. Cecil Walden
J. CECIL WALDEN

—Borrower

Linda L. Walden
LINDA L. WALDEN

—Borrower

STATE OF WASHINGTON.....SKAMANIA.....County ss

On this...20th...day of...October...1977...before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared...J. CECIL WALDEN AND LINDA L. WALDEN, husband and wife***** to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that...They...signed and sealed the said instrument as...Their...free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal affixed the day and year in this certificate above written.

My Commission expires August 15, 1981

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

REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Date:

(Space Below This Line Reserved For Lender and Recorder)

85091

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRIT IS FILED BY

Shirley L. Lick

OF *Stevenson, WA*

AT *WASH. Oct 20 1977*

WAS RECORDED IN BOOK *54*

OF *Page 759*

RECORDS OF SKAMANIA COUNTY, WASH.

Shirley L. Lick

COUNTY CLERK

E. McFarland

BY *E. McFarland*

REGISTERED	<i>[initials]</i>
INDEXED: DIR.	<i>[initials]</i>
INDEXED	<i>[initials]</i>
RECORDED	<i>[initials]</i>
COMPARED	<i>[initials]</i>
MAILED	<i>[initials]</i>