

VA Form 26-6393 (Form 1 Rev.)
July 1971
Section 1810, Title 36, U.S. Code
Acceptable to Federal National
Mortgage Association

WASHINGTON

DEED OF TRUST

*3c-10725
2-7-3c-CA-1500*

THIS DEED OF TRUST, is made this 7th day of December, 1977, BETWEEN LINDA L. TURNER, Unmarried and JOHN NELSON DILLON, Unmarried, as Grantor, whose address is P.O. Box 256, Carson, Washington 98610, and SAPIKO TITLE INSURANCE COMPANY, as Trustee, whose address is P.O. Box 277, Stevenson, Washington 98648, and COMMERCIAL MORTGAGE COMPANY, an Oregon Corporation, as Beneficiary, whose address is P.O. Box 4113, Portland, Oregon 97208.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in Skamania County, Washington:

Beginning at a point 3 chains South of the center of Section 36, Township 7 North, Range 7 E.W.M.; thence South 271 feet to the Southeast corner of that tract of land conveyed by J.P. Gillette et ux, et al., to S.T. Webb as recorded at page 402 of Book "D" of Deeds, records of Skamania County, Washington; thence West 10 feet; thence North to the County Road known as the "Copper Road"; thence Northeasterly on the South side of said road to the point of beginning.

TOGETHER WITH all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues and profits therefrom, and all fixtures attached to or used in connection with the premises herein described, in addition to the fixtures, other than household appliances, which it is intended shall be deemed to be, fixtures and a part of the realty, and all the security for the indebtedness herein mentioned.

GE Range, GE Washer, GE Dryer, Wall-to-wall Carpet, Franklin Stove, Wall A.C.

To the extent that any of the property described herein may be subject to the provisions of the Uniform Commercial Code, this deed of trust is a security agreement, granting to Beneficiary, as secured party, a security interest in such property, and the grantor agrees to execute such financing statements as may be required by the Beneficiary, and pay, upon demand, filing fees for any such financing statement and costs of recording.

The real property described above, the deed of trust is not used for property tax or other tax-free financing purposes.

THE AMOUNT FOR THE PURPOSE OF SECURING PERFORMANCE of the payment of Grantor herein contained, and otherwise, is the sum of TWENTY-SIX THOUSAND FIVE HUNDRED AND NO/100 Dollars.

\$26,500.00, with interest thereon according to the terms of a promissory note of even date herewith, payable to the Beneficiary and made by Grantor, 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 a rate as shall be agreed upon.

The grantor warrants and agrees as follows:

1. That he will pay the indebtedness, as hereinbefore provided. Trustee is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof, less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less. Prepayment is full and unrestricted on the date received. Future prepayment, other than on an installment due date, need not be credited until the next following installment due date or thirty days after such prepayment, whichever is earlier.

2. Grantor agrees to pay to Beneficiary, together with and in addition to the monthly aggregate of principal and interest payable under the terms of the note secured hereby, on the first day of each month until all note is fully paid.

(a) A sum, as estimated by the Beneficiary, equal to the ground rent, if any, and the taxes and special assessments due on the property covered by this Deed of Trust, plus the premiums that will next become due and payable on such property as may be required under paragraph 9 hereof, satisfactory to Beneficiary. Grantor agreeing to deliver promptly to Beneficiary all bills and notices therefor, less all sums already paid therefor divided by the number of months to elapse before one (1) month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by the Beneficiary in trust to pay said ground rents, premiums, taxes and special assessments.

(b) All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Grantor each month in a single payment to be applied by Beneficiary to the following items in the order set forth:

- (i) ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums;
- (ii) interest on the note secured hereby;
- (iii) amortization of the principal of said note.

(c) Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Grantor prior to the due date of the next such payment, constitute an event of default under this Deed of Trust. The arrangement provided for in paragraph 2 is solely for the added protection of the Beneficiary and entails no responsibility on the Beneficiary's part beyond the allowing of due on it, without interest, for the sums actually received by it. Upon assignment of this Deed of Trust by the Beneficiary, any funds on hand shall be turned over

to the assignee and any responsibility of the assignor with respect thereto shall terminate. Each transfer of the property that is the subject of this Deed of Trust shall automatically transfer to the Grantee all rights of the Grantor with respect to all funds accumulated hereunder.

3. At beneficiary's option grantor will pay a "late charge" not exceeding four per centum (4%) of any installment payment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such late charge shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire debt, taxes and all prior costs and expenses secured thereby.

4. If the total of the payments made under (a) of paragraph 2 shall exceed the amount of payments actually made by Beneficiary for ground rents, taxes, assessments and insurance premiums, such excess may be credited by Beneficiary on subsequent payments to be made by Grantor. If, however, the monthly payments made under (a) of paragraph 2, shall not be sufficient to pay ground rents, taxes, assessments and insurance premiums, when the same shall become due and payable, Grantor shall pay to Beneficiary any amount necessary to make up the deficiency so as before the date when the payment of such ground rent, taxes, assessments, or insurance premiums shall be due, if at any time the Grantor shall tender to Beneficiary, in accordance herewith, all payment of the entire indebtedness secured hereby. Before every shall, in computing the amount of indebtedness credit to the account of Grantor any credit balance remaining under the provisions of (a) of paragraph 2, if there shall be a default under any one of the provisions of the Deed of Trust, and thereafter, said of the premises in accordance with the provisions hereof, or if the Beneficiary acquires the property otherwise after default, the Beneficiary shall apply, at the time of commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 2, less such amounts as will not be due and payable during the pendency of the proceedings, as a credit against the amount of principal then remaining unpaid under and hereof.

5. To keep the property in good order and condition and not to commit or permit any waste thereof. To allow Beneficiary to inspect the property at any time during reasonable hour.

6. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor, and if the same are secured hereby or any part thereof is being obtained for the purpose of financing construction or improvement of property, Grantor further agrees:

- (a) To commence construction promptly and in any event within thirty (30) days from the date of the commitment of the Beneficiary, and complete same in accordance with plans and specifications satisfactory to Beneficiary.
- (b) To complete all buildings or other structures being or about to be built thereon within six (6) months from date hereof.
- (c) To replace any work or materials unsatisfactory to Beneficiary within fifteen (15) days after written notice to Grantor of such fact.
- (d) That work shall not cease on the construction of any building or improvement for any reason whatsoever for a period of fifteen (15) consecutive days.

The Trustee, upon presentation to it of an affidavit signed by the Beneficiary setting forth its desire to be relieved of all liability under this numbered paragraph, is authorized for its own protection to estimate all costs and expenses thereon and to set thereon hereunder.

7. Not to remove or damage any building, improvements, fixtures or any fixtures or fixtures which are used in connection with said building or improvements.

8. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the said property.

9. To keep the buildings, improvements and fixtures now existing or hereafter erected on the subject property in good repair so as to be maintained from time to time in the Beneficiary's opinion, by himself and other towards, qualities and contingencies in such amounts and for such periods as may be required, and to pay all insurance premiums as promptly, when due and payable, to such insurance companies for payment of which he has no objection, All insurance shall be carried in companies approved by the Beneficiary, and the policies and renewals thereof shall be held by the Beneficiary and have attached thereto loss payable clauses in favor of the Beneficiary, so far as practicable in the same terms, amount of loss, Grantor will give immediate notice by mail to the Beneficiary, who may make proof of loss, if not made previously by Beneficiary, and each insurance company so advised is hereby authorized and directed to make payment for such loss directly to Beneficiary instead of to Grantor and Beneficiary jointly and the insurance premium, if any part thereof, may be applied by the Beneficiary at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this Deed of Trust or other transfer of title to the subject property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Grantor in and to any insurance policies then in force shall pass to the purchaser or grantees.

10. To appear in and defend any suit, action or proceeding that might affect the value of this security instrument or the security itself or the rights or powers of Beneficiary or Trustee and should it be necessary or Trustee elected to appear in or defend any such action or proceeding the Grantor will at all times indemnify, from, and, on demand reimburse Beneficiary or Trustee for any and all loss, damage, expense or cost, including cost of evidence of title and attorney's fees, arising out of or incurred in connection with any such suit, action or proceeding, and the sum of such expenditure shall be secured by this Deed of Trust with interest as provided in the note secured hereby and shall be due and payable on demand. To pay all costs of suit, cost of evidence of title and a reasonable attorney's fee in any cause of law not brought by Beneficiary to foreclose his Deed of Trust.

11. To pay at least ten (10) days before becoming delinquent all rents, taxes, assessments and encumbrances, charges or levies with interest, the same now or hereafter to be levied, assessed or claimed upon the property that is the subject of this Deed of Trust or any part thereof, which at any time appear to be prior or superior hereto for which provision has not been made heretofore, and upon request will exhibit to Beneficiary official receipts therefor, and to pay all taxes, removable costs, fees and expenses of this Trust, on default hereunder Beneficiary may, at its option, pay, or pay out of reserves accumulated under paragraph 2, any such sums, without waiver of any other right of Beneficiary by reason of such default of Grantor, and Beneficiary shall not be liable to Grantor for a failure to exercise any such option.

12. To repay, immediately on written notice to Grantor all sums expended or advanced hereunder by or on behalf of Beneficiary or Trustee, with interest from the date of such advance or expenditure at the rate provided on the principal debt, and the repayment thereof shall be secured hereby. Failure to repay such expenditure or advance and interest thereon within ten (10) days of the mailing of such notice will, at Beneficiary's option, constitute an event of default hereunder; or, Beneficiary may, at its option, commence an action against Grantor for the recovery of such expenditure or advance and interest thereon, and in such event Grantor agrees to pay, in addition to the amount of such expenditure or advance, all costs and expenses incurred in such action, together with a reasonable attorney's fee.

13. Upon the request of the Beneficiary, the Grantor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the beneficiary for the alteration, modernization, improvement, maintenance, or repair of said premises, for taxes or assessments, just the same and for any other purpose authorized hereunder. Said note or notes shall

be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the original indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the Grantor and Beneficiary. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the Beneficiary. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

14. If the indebtedness secured hereby be guaranteed or insured under Title 39 United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby amended to conform thereto.

IT IS MENTIONED IN THE BIBLE THAT

15. Should Grantee, all to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do, and with or notice to, or demand upon Grantor and without removing Trustee from any obligation hereof, may, Make or do the same in such manner and to such extent as either may deem necessary, to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the property for such purposes, commence, sue up and defend any action or proceeding purporting to affect the security hereof or the rights or power of Beneficiary or Trustee, pay, purchase, control, or be prior or superior thereto, and in discretion which may deem necessary, in his absolute discretion, pay, or compromise any encumbrance, charge or lien which in the judgment of either appears to be existing any such power, or in any liability, except what cost amounts in his absolute discretion, cost of evidence of title, employ counsel, and pay reasonable fees.

16. Should the property or a part or a portion thereof, or right or interest therein be taken or damaged by reason of any public or private improvement, condemnation proceeding, fire, earthquake, or in any other manner, Beneficiary may, at its option, commence, appear in and prosecute, in its own name, any action or proceeding, or make any compromise or settlement, in connection with such taking or damage, and obtain all compensation, awards or other relief therefrom. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of insurance affecting the property, are hereby assigned to Beneficiary who may, after deducting therefrom, all reasonable expenses, including attorney's fees, release any amounts so received by it, or apply the same on any indebtedness secured thereby, or apply the same to the restoration of the property, and if such claim or action agrees to settle on further assignments, or a compromise, assign away, damages, rights of action and proceeds to Beneficiary or to whom may require.

17. By accepting payment of any sum accrued hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due or to sue for such amount or to declare default for failure to make such payment.

15. 美聯儲在2013年12月的貨幣政策會議上，宣佈將逐步縮減資本購買計劃，並在未來幾次貨幣政策會議上繼續執行。這意味著美聯儲將逐步減少對經濟的刺激作用。

The final column indicates the average value or the full trend and rate of change in production over the same period. The second part of the material table concerns the production of underutilized products. The last two columns show the impact balance of the production of these products due to the

As a result, detailed information on the characteristics of the participants and their performance in our experiments have been collected, which will facilitate the interpretation of the results. In addition, the characteristics of our participants are similar to those of the general population.

21. The Trustee shall have the power in the event of a sale, to determine secured benefits of all the performance of any
conveyed items, however, in the second and third paragraphs, herein, become due and payable at the option of the
Trustee, to sell any and all such assets, or the Trustee may cause the same to be sold by a public auctioneer, or otherwise, at the
least of 10% over the value of the property, or the estimated value of the trust property, in accordance with
any law of the State of Washington, or public auctioneer's method of bidding. Any person except trustee, trustee
agent, trustee, or trustee shall apply the proceeds of the sale as follows: first, the expense of sale, including a reasonable
fee for the services of the auctioneer; second, the amount of the principal sum of the trust, as so applied, if any, shall be
distributed to the entitled thereof. If there is a balance to be distributed at the date it is due, without warranty which
shall cause the grantor to bear the interest on the part which grantor had, or had the power to receive, at the time of his
execution of this Deed of Trust, and such as he may have accepted thereafter. Trustee's deed shall recite the facts showing
that the same was executed for consideration, and the amount of the principal sum of law and of this Deed of Trust, which amount shall be
paid free of charge of any depreciation and increase in value, and in favor of bona fide purchasers and end users
for whom the amount of money received by this Deed of Trust, and by the Deed of Lease Act of the State of Washington,
and a subsequent and validly executed instrument, bearing this Deed of Trust as a mortgage. In the event of the
death, or incapacity, or disability, or resignation of Trustee, and such may appear in writing, a successor trustee, and upon the
recording of this as a duly executed, or in the original record, if the county in which this Deed of Trust is recorded, the successor
trustee shall be vested with all property of the original trustee. The Trustee is not obligated to notify any party hereto of
any change in the name of the Deed of Trust, or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be
part, unless such action or proceeding is brought by the latter.

23. This Deed shall move to and bind the heirs, successors, executors, administrators, executors, successors, and assigns of the parties hereto. All obligations of Grantor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. Whenever used, singular number shall include the plural, he plural the singular, and the use of any gender shall be applicable to all genders. In any of the provisions herein shall be undetermined as to contrary law, it shall be made under the laws of the State of Washington, such construction or remedy shall not invalidate any other provision of this agreement, but it shall be construed as if it were reciting the particular provision or provisions held to be invalid, and all rights and obligations of the parties shall be construed and enforced so accordingly.

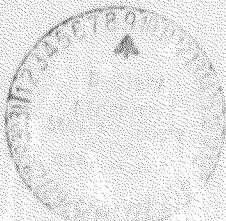
24. Any notices to be given to Grantor by Beneficiary hereunder shall be sufficient if mailed postage prepaid, to the address of the property above described, or to such other address as Grantor has requested in writing to the Beneficiary, that such notices be sent. Any time period provided in the giving of a notice hereunder, shall commence upon the date such notice is delivered to the realty.

35. The Beneficiary shall have all the rights and privileges granted to Beneficiaries by the Fixed or Trust Act of the State of Michigan or in any other state or under any unincorporated laws.

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36 "Without affecting the rights of any other person for the payment of any obligation herein created (including Grantor should he convey real property) and without affecting the liens heretofore upon any property not released, Beneficiary may, without notice, release any person so liable, extend the maturity or modify the terms of any such obligations, or grant other indulgences, release or recover or cause to be released, if received at any time all or any part of the property described herein, take or release, or other security or may compositions or other arrangements with debtors. Beneficiary may also accept additional security, either concurrently herewith or thereafter, and sell same or otherwise realize thereon, either before, concurrently with, or after sale hereunder."

Witness the hand(s) of the Grantor(s) on the day and year first above written.



Linda L. Tubbs

(SEAL)

John Nelson Dillon

(SEAL)

(SEAL)

(SEAL)

STATE OF WASHINGTON,

COUNTY OF Skamania

I, the undersigned, a notary public

hereby certify that on this 7th day of

December, 1977, personally appeared before me Linda L. Tubbs and John Nelson Dillon

to me known to be the persons whose names are

who executed the within instrument, and who furthered that "the above named parties are free and voluntary act and deed, & have no cause of action, before mentioned."

Gave under my hand and official seal this day and year above written.

Notary Public, State of Washington, Registered No.

My commission expires January 1, 1980.

REQUEST FOR PUBLIC RECORDATION

Do not record to be advised when same has been recorded.

3. TRUSTEE

The undersigned is the legal trustee and holder of the title and all other rights and interests in the property described in the Deed of Trust, and/or all other securities granted by said Deed of Trust, and is authorized to record the requested documents. I request that you record the documents set forth below in the order to come, and note above-mentioned date, and the dates of indebtedness as stated in said Deed of Trust, and to do so herewith, together with the said Deed of Trust, and to record, without delay, the documents executed by the parties to said Deed of Trust, all the estate(s) or bundle(s) are otherwise recorded.

Dated _____, 19____

Mail reconveyance to _____

STATE OF WASHINGTON

Land Rec.

DEED OF TRUST

To

State of Washington

Courts of Superior Court
I hereby certify that this within Deed of Trust was filed in this office for record on

the day of

A.D.

M.

At the rate of record of \$2.00

or record of Mortgages of _____

County, State of Washington, on page _____

County Auditor	Recorder
Deputy Recorder	Deputy Recorder
By _____	By _____