



85503

DEED OF TRUST

BOOK 55 PAGE 20

SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

Name KLICKITAT VALLEY B K

Address P. O. Box 307

City and State White Salmon, WA 98672

ALL SPACE RESERVED FOR RECORDER'S USE

TRUSTEES CERTIFICATE TO THE EFFECT THAT THIS INSTRUMENT OF TRUST WAS FILED BY Klickitat Valley Bank OF White Salmon, WA ON March 21, 1977 WITH A RECORDING FEE OF 75 OF 75 RECORD IN THE PUBLIC RECORDS OF SKAMANIA COUNTY, WASHINGTON

REGISTERED

INDEXED

FILED

THIS DEED OF TRUST, made this 8 day of December, 1977, between DENNIS L. WANG and JACQUELINE M. WANG, husband and wife, Grantor, whose address is P. O. Box 114, White Salmon, WA 98672, and KLICKITAT VALLEY BANK, Beneficiary, whose address is P. O. Box 307, White Salmon, WA 98672.

WITNESSETH Grantor hereto, hereto, sells and conveys to Trustee in Trust, with power of sale, the following described real property Skamania County, Washington

Lot 3 of Short Plat filed March 29, 1977, in Book 1 of Short Plats at Pages 65A and 65B under Skamania County Auditor's File No. 83762, Records of Skamania County, Washington. TOGETHER WITH an easement for ingress, egress and utilities over, under and across that certain private road as delineated on the face of the Short Plat.



which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereto 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 **TEN THOUSAND and no/100-----** Dollars **10,000.00**

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.

1. Grantor covenants and agrees to keep the security of this Deed of Trust.
1. To keep the property in good condition and repair; to permit no waste thereon; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon 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.
3. 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 held by the Beneficiary, and so in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary as its interest may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any insurance policy. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the Beneficiary at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the title or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, as amended; at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto or may be deposited with clerk's filing and with the clerk of the superior court of the county in which sale takes place.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall carry to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and compliance is deemed to be in favor of bona fide purchasers and encumbrancers for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington, upon an exclusive remedy, Beneficiary may exercise this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or nonpayment of Taxes, Beneficiary may appoint its own successor trustee, and upon the recording of such appointment in the mortgage records of the county in which the Deed of Trust is recorded, the said successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party herein of proceedings under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary, and to a party herein, or of any action or proceeding brought by the Trustee.

8. This Deed of Trust applies to values to the benefit of, and is binding not only on the parties herein, but also on their heirs, executors, equities, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder of the note secured hereby, whether or not named as Beneficiary herein.

Dennis L. King
Trustee of the Trust

STATE OF WASHINGTON
COUNTY OF KILLICKIT
By the Tax payers
DENNIS L. and JACQUELINE M. KING

As the grantors to be bound and obligated in the
who execute this instrument, we hereby certify
and acknowledge that they are the
of the property described herein and that
of deed for the purposes herein stated.

GIVEN under my hand and official seal this
8th day of December 1977
Notary Public and for the State of Washington
meeting at _____

STATE OF WASHINGTON
COUNTY OF KILLICKIT
I, _____
Notary Public and for the State of Washington
meeting at _____

REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of the sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Date: _____ 19____
Mail reconveyance to _____



85303

DEED OF TRUST

Filed for Record at Request of

Name KLICKITAT VALLEY BANK

Address P. O. Box 307

City and State White Salmon, WA 98672

FILED BY _____
 COURT CLERK RESERVED FOR RECORDER'S USE
 INSTRUMENT NO. _____ FILED BY _____
Klickitat Valley Bank
 OF *White Salmon, WA*
 AT *1:00 P.M. Dec 21, 1977*
 WAS RECORDED IN BOOK *35*
 ON *Dec 21, 1977*
 RECORD EXAMINED BY *[Signature]*
 INDEXED BY *[Signature]*

REGISTERED
 INDEXED
 FILED
 SERIALIZED
 DEC 21 1977
 CLERK

THIS DEED OF TRUST made this 8 day of December, 1977, between
DENNIS L. WANG and JACQUELINE M. WANG, husband and wife, Grantor,
P. O. Box 114, White Salmon, WA 98672
 and SAFECO Title Insurance Company, a California Corporation, Trustee, whose address is 2415 4th Avenue, Seattle, Washington 98125
KLICKITAT VALLEY BANK, Beneficiary,
P. O. Box 307, White Salmon, WA 98672

WITNESSETH that the parties hereto, with lawful power, do hereby convey to Trustee in Trust, with power of sale, the following described real property
Skamania County, Washington

Lot 3 of Short Plat filed March 29, 1977, in Book 1 of Short Plats
 at Pages 65A and 65B under Skamania County Auditor's File No.
 83762, Records of Skamania County, Washington, TOGETHER WITH
 an easement for ingress, egress and utilities over, under and
 across that certain private road as delineated on the face of
 the Short Plat.



which real property is used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and
 appurtenances now or hereafter thereunto belonging, or to be so used, appurtenances, 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
TEN THOUSAND and no/100 Dollars 10,000.00
 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 co-ventors 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
 here built or about to be built thereon, to repair promptly any building, structure or improvement thereon 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 excepting the security of this Deed of Trust.
 3. 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 held by the beneficiary, and he or she
 as beneficiary may approve and have his payable first to the beneficiary as its interest may appear and then to the Grantor. The
 premiums collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the beneficiary shall
 determine. Such application by the beneficiary shall not cause 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.
 4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or Trustee, and to
 pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in
 any suit brought by beneficiary to foreclose this Deed of Trust.
 5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing
 the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
 6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the
 property hereinabove described, beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured
 hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after "due date", Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, (as amended), at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the person entitled thereto or may be deposited (less clerk's filing fee) with the clerk of the superior court of the county in which sale takes place.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrancers for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy. Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Dennis L. Wang
Dennis L. Wang
Jacqueline M. Wang
Jacqueline M. Wang

STATE OF WASHINGTON
COUNTY OF KING

On this day personally appeared before me
DENNIS L. and JACQUELINE M. WANG

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington
I, _____, do hereby certify that the foregoing instrument, and acknowledgment of the true and voluntary act and deed of said parties of the laws and purposes therein mentioned, and it is my duty to acknowledge to execute the said instrument, and that the seal affixed is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first above written.

GIVEN under my hand and official seal this
8th day of December, 1977
Beattie Buckner
Notary Public in and for the State of Washington
residing at *Underwood*

Notary Public in and for the State of Washington
residing in _____

REQUEST FOR FULL RECONVEYANCE
Do not record. To be used only when note has been paid.

TO: TRUSTEE:

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, in cancel said note above mentioned and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____, 19__

Mail reconveyance