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USDA-FmHA
Form FmHA-477 WA
(Rev. 5-7-78)

REAL ESTATE DEED OF TRUST FOR WASHINGTON
(Rural Housing)

THIS DEED OF TRUST is made and entered into by and between the undersigned JACK E. JOHNSON, JR. and KAREN L. JOHNSON, husband and wife

residing at Skamania, County, Washington, is a "Federal Housing Mortgage" and the Federal Home Administration, United States Department of Agriculture, is the State Director of the Federal Home Administration for the State of Washington with its principal office at the Federal Office Building, 801 Yakima Street, Seattle, Washington, 98101, and its office in the County of Skamania, United States of America, being the Federal Home Administration, United States Department of Agriculture, a beneficiary herein called the "Government," and

WHEREAS, Borrower, as defined in the Government's regulations, is a borrower of a loan controlled, insured, and guaranteed by the Government and the loan has been guaranteed by Borrower's membership in the Government's association of the State of Washington, as defined by Borrower's membership as follows:

Date of Maturity of

Financial Obligation

Amount of Loan
(\$)

Date of Loan
Maturity

5-13-78

20,000.00

8 1/2

5-15-2011

The note evidences a loan to Borrower and is secured by all the time, use and profits of the land and there is no other interest purchasable Title Act of the Home Act of 1934.

It is the policy of the Government to insure against loss of a home when the borrower is unable to pay the Government or in the event the borrower should agree this instrument without insurance of the land, it is understood that the borrower will secure payment of the note, but when the note is paid by an insured borrower, the Government will be relieved of its liability of such to the Government's insured borrowers, but not to the Government's insured borrowers of an insured borrower.

NOW THEREFORE, in consideration of the terms, conditions and covenants to be made by the following described

property situated in the State of Washington (County) of Skamania, which said described real property is not used, primarily for agricultural or farm-like purposes: A tract of land located in the Northeast quarter of the Northeast quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 29, Township 3 North, Range 8 East of the W.M., more particularly described as follows: beginning at a point 40 rods East of the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 29; thence East 82 feet; thence South 48 feet; thence East 50 feet; thence South 234 feet; thence West 132 feet; thence North 330 feet to the point of beginning.

ALSO Lots 1 & 2, Block 3 of ESTABROOK ADDITION TO THE TOWN OF CARBON according to the official Plat thereof on file and of record in the office of the Auditor of Skamania County, Washington;

EXCEPT the South 100 feet of the said Lots 1 & 2.

SUBJECT TO all valid easements and rights-of-way.

1933

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY

John Lydell
OF Skamania
AT 2:30 P.M. May 15 1937
WAS RECORDED IN BOOK 55
OF Notes AT LARGE 1937
BY J.P. Lydell
COUNTY CLERK

REGISTERED
INDEXED
CORRECT
RECORDED
MAILED



together with all rights, interests, easements, hereditaments and appurtenances thereto belonging, the rents, issues, and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or chattels purchased or financed or whole or in part with loan funds, all water, water rights, and water stock pertaining thereto and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation about part thereof or interest therein of which are herein called "the property".

TO HAVE AND TO HOLD the property unto Trustee, Trustee's successors, trustee, and assigns forever

IN TRUST, nevertheless, (a) at all times when the note is held by the Government, or in the event the Government should cease to hold the note, without insurance of the payment of the note, to secure prompt payment of the note and any advances and extensions thereof and any agreements contained therein, including any provision for the payment of an advance or other charge, (b) at all times when the note is held by an insured holder, to secure performance of Borrower's obligations under its assignment and save liabilities for Government against loss under its insurance endorsement by reason of default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in supplementary agreement, provisions of which are herein incorporated herein and made a part hereof.

BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors and assigns WARRANTS the property and this title thereto unto Trustee for the benefit of the Government against all lawful claims and demands whatsoever except any U.S. encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

- (1) To pay promptly when due any indebtedness of the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration.
- (3) To pay to the Government, to make additional monthly payments of 1/2 of the estimated annual taxes, assessments, levies and other charges upon the mortgaged premises.
- (4) When not the note is insured by the Government the Government may at any time pay any other amounts required hereunder to be paid by Borrower and not paid by Government when due, as well as any costs and expenses for the preservation, protection or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate from the note which has the highest interest rate.
- (5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Such advances, as all interest, shall be paid from the first available collections received from Borrower. Otherwise, any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.
- (6) To use the loan evidenced by the note solely for purpose authorized by the Government.
- (7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges and assessments in connection with water, water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request, to deliver such policies to the Government.

(9) To maintain improvements by good repair and make repairs required by the Government, operate the property in a good and husband-like manner, comply with such farm conservation practices and farm-and-home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of the property, costs of recording this and other instruments, attorneys' fees, trustee's fees, court costs, and expenses of advertising, selling, and conveying the property.

(12) Neither the property nor any portion thereof or interest therein shall be devised, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as beneficiary hereunder, including but not limited to the power to make payments, partial releases, substitutions, and satisfaction; and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may extend and defer the maturity of and renew and reamortize the debt secured by the note or any indebtedness to the Government secured hereby, release from liability to the Government any party or parties to the note, release portions of the property from all encumbrances, the lien thereof, and water and/or utility lines and without affecting the lien or priority hereof or the liability to the Government of Borrower by the subsequent improvement of the note or indebtedness secured hereby, except as specified by the Government in writing.

(15) If at any time it shall appear to the Government that Borrower is or has been or will be a member of a production credit association, a Federal land bank, or other responsible cooperative or private credit society, or is a shareholder, partner, or tenant for income for similar purposes and purposes of such Borrower will upon the Government's application be required to pay such loan in sufficient amount to pay the note and indebtedness secured hereby and to purchase or to cause to be purchased in a cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other indebtedness under any security instrument, or other security instrument held or to be held by the Government and executed or assumed by Borrower, and the liability under such other security instrument shall constitute default hereunder.

(17) SHOULD DEFAULT or non-performance of the terms of any obligation in this instrument be caused by the Borrower, or should any one of the parties named in this instrument or the obligor thereunder be a party to a fire, flood, or an incident, or make an assignment for the benefit of creditors, the Government, at its option, with or without notice to the Borrower, (a) declare the entire amount unpaid under the note and any indebtedness to the Government to be due and payable, (b) for the account of Borrower incur and pay reasonable expenses for agents or consultants, and take possession of, operate or rent the property, and upon application by it and production of the instrument with a copy of evidence and without notice of hearing or an application, have a receiver appointed for the property, with the powers of a receiver in like cases, and (c) authorize and request Trustee to complete this instrument and file the property instrument by law.

(18) (WAIVER: THE BORROWER ACKNOWLEDGES AND AGREES THAT IF HE DEFAULTS A NONJUDICIAL FORECLOSURE OF THE PROPERTY MAY BE CONDUCTED WITHOUT A HEARING OF ANY KIND. THE BORROWER HEREBY WAIVES ANY RIGHTS BORROWER MAY HAVE TO ANY SUCH HEARING. NEVERTHELESS THE REGULATIONS OF THE FARMERS HOME ADMINISTRATION IN EFFECT AT THE TIME SUCH FORECLOSURE IS STARTED MAY PROVIDE FOR A MEETING AND THE GOVERNMENT WILL FOLLOW THESE REGULATIONS)

(19) At the request of the Government, Trustee may advertise this instrument by advertisement and sale of the property as provided by law, for cash or secured credit at the option of the Government and at such sale the Government and its agents may bid and purchase as a bidder. Trustee at Trustee's option may conduct such sale without being personally present, through Trustee's delegate authorized by Trustee for such purpose orally or in writing and Trustee's execution of conveyance of the property or any part thereof to any purchaser at foreclosure sale shall be conclusive evidence that such sale was conducted by Trustee personally or through Trustee's delegate duly authorized in accordance therewith.

(20) The proceeds of foreclosure sale shall be applied in the following order: (a) the cost of advertising and expenses incident to enforcing or complying with the provisions hereof, (b) any prior mortgages and liens secured by the property to the extent evidenced by the note and all indebtedness to the Government secured hereby, (c) all taxes and interest second to prior law or a competent court to be so paid, (d) at the Government's option, any other indebtedness of Borrower owing to or insured by the Government, and (E) any balance to Borrower. In case the Government is the successful bidder at foreclosure or other sale of all or any part of the property, the Government will pay its share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government at the order prescribed above.

(21) All powers and agencies granted in this instrument are coupled with an interest and are irrevocable by death or otherwise; and the rights and remedies provided in this instrument are cumulative to remedies provided by law.

(22) Borrower agrees that the Government will not be bound by any present or future State laws, (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action may be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new borrower. Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent, dower, and curtesy.

(23) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower will after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex or national origin and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants in the dwelling relating to race, color, religion, sex or national origin.

(24) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provision hereof.

(25) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, United States Department of Agriculture, Wenatchee, Washington 98801, and in the case of Borrower to Borrower at the address shown in the Farmers Home Administration Finance Office records (which normally will be the same as the post office address shown above).

(26) Upon full and final payment of all indebtedness hereby secured and the performance and discharge of each and every condition, agreement and obligation, contingent or otherwise, contained herein or secured hereby, the Government shall request trustee to execute and deliver at Borrower's above post office address a deed of reconveyance of the property within 60 days after written demand by Borrower, and Borrower hereby waives the benefits of all laws requiring earlier execution or delivery of such deed of reconveyance.

(27) If any provision of this instrument or of any condition hereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

WITNESS the hand(s) of Borrower this _____ day of _____, 19__

STATE OF WASHINGTON

COUNTY OF Skamania

ACKNOWLEDGMENT

On this day personally appeared before me the within named Jack E. Johnson, Jr. and Karen L. Johnson, husband and wife, to me known to be the individual(s) described

in and I with examined 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.

Given under my hand and official seal this _____ day of _____, 19__

(NOT A PUBLIC SEAL)

Notary Public in and for the State of Washington

Residing at _____