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BOOK 55 PAGE 552

PIONEER NATIONAL
TITLE INSURANCE

ATTCOM COMPANY

Filed for Record at Request of

Name KLICKITAT VALLEY BANKAddress P. O. Box 307City and State White Salmon, WA 98672

File No.

WT 713

REGISTERED
INDEXED: DIR
INDIRECT
RECORDED
COMPARED
MAILED

NOTARIAL PUBLIC FOR THE STATE OF WASHINGTON

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BYShirley A. TelleOF White Salmon, WAAT 2:00 P.M. June 29, 1978WAS RECORDED IN BOOK 55OF Page 552 AT PAGE 552

RECORD: OF SKAMANIA COUNTY, WA/SH

Shirley A. Telle

COUNTY CLERK

DEED OF TRUST

THIS DEED OF TRUST, made this 15th day of June

between WILMER J. and BEATRICE EDGE, husband and wife,whose address is Cook, Washington 98605PIONEER NATIONAL TITLE INSURANCE COMPANY, a corporation, Trustee, whose address is Goldendale,Washingtonand KLICKITAT VALLEY BANKBeneficiary whose address is P. O. Box 307, White Salmon, WA 98672

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real

property in Skamania

County, Washington:

A tract of land located in Section 14, Township 3 North, Range 9 E.W.M., described as follows: The North 200 feet of the West 960 feet of Lot 8, of OREGON LUMBER COMPANY'S SUBDIVISION according to the official plat thereof on file and of record at page 29 of Book A of Plats, Records of Skamania County, Washington; EXCEPT the West 310 feet thereof.

TOGETHER WITH a non-exclusive easement and right of way for an access road 30 feet in width connecting with County Road No. 3041 designated as the Cook-Underwood Road.



which said property is now used principally for agricultural or farming purposes, together with all 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 FOUR THOUSAND TWO HUNDRED SEVENTY-SEVEN and 70/100 Dollars (\$ 4,277.70) 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.

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 being built or about to be built thereon; to remove 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 delinquency all local 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 cause, and to maintain such insurance for the term of the Deed of Trust. All policies shall be held by the Beneficiary, and the Beneficiary may approve and have loss payable first to the Beneficiary at its interest may appear on the policy. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in full or in part, at the discretion of the Beneficiary. Such application by the Beneficiary shall not cause dissolution of any proceeding under this Deed of Trust. In the event of a default, all rights of the Grantor in insurance policies then in force shall pass to the Beneficiary.

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 cost, 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 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 receive 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 conveyance 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, if 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, 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 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.

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 hereafter acquire 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 encumbrances 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 of the 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.

Wilmer J. Edge (Seal)
Wilmer J. Edge (Seal)

Beatrice Edge (Seal)
Beatrice Edge (Seal)

STATE OF WASHINGTON }
COUNTY OF Klickitat }

STATE OF WASHINGTON }
COUNTY OF _____ }

On this _____ day of _____, 19____

WILMER J. EDGE and

On this _____ day of _____, 19____
before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

BEATRICE EDGE, husband & wife
to me known to be the individuals described in and who executed the within foregoing instrument, and

and _____
to me known to be the _____ President and
Secretary respectively of _____

acknowledged that they signed the same as
their free and voluntary act and deed, for the
uses and purposes therein mentioned.

the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corporation,
for the uses and purposes therein mentioned, and on oath stated
that _____ authorized to execute the said instrument and
that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this
15 day of June, 19____

Witness my hand and official seal hereto affixed the day and year first
above written.

Nanette Tucker
Notary Public in and for the State of
Washington, residing at _____

Notary Public in and for the State of Washington
residing 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 any sum coming to you under the terms of said Deed of Trust, to execute and deliver, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, in accordance with the said Deed of Trust, and to convey, without warranty, in the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Done at _____, 19____