

87110

SHORT FORM

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DEED OF TRUST

THIS DEED OF TRUST is made this 25th day of August, 19 78.BETWEEN Alan G. Bailey and Belinda J. Bailey, Husband and Wife, as Grantor,whose address is P.O. Box 94, Carson, WA 98610;and Skemania County Title Company, as Trustee,whose address is P.O. Box 277, Stevenson, WA 98648;and HERITAGE BANK, as Beneficiary,whose address is P.O. Box 1144, Camas, WA 98607.

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in Skemania County, Washington: A tract of land in the west half of the southwest quarter of the southwest quarter of section 20, township 3 north, range 8 E.W.M., described as follows:

Beginning at the southeast corner of the west half of the southwest quarter of the southwest quarter; thence west along the south line of said southwest quarter, a distance of 420 feet; thence north parallel with the west line of said southwest quarter, a distance of 520 feet; thence east parallel with the south line, a distance of 420 feet to the east line of the west half of the southwest quarter of the southwest quarter; thence south along said east line, a distance of 520 feet to the point of beginning.

Together with and subject to a private easement for ingress and egress and public and private utilities 20 feet in width to commence at a point approximately 550 feet from the southwest corner of section 20, township 3 north, range 8 E.W.M., where the existing entrance intersects the south boundary of section 20; thence east along said boundary on the north side until it intersects the west boundary of the east half of the southwest quarter of the southwest quarter of section 20,

township 3 together with all tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, north, range 8 E.W.M.

and the rents, issues and profits thereof, of all fixtures and property that may be now located upon said real property or may hereafter be installed in or attached to or used in or adapted for use in the operation of the property and improvements, including, but without being limited to, all trees, shrubs, rockeries, retaining walls, walks, driveways, buildings, structures, improvements and fixtures, plumbing, heating, lighting, air conditioning and ventilating apparatus, awnings, doors and window screens, built-in ranges, dishwashers, refrigerators, washers, disposals, dryers, cooling and ventilating apparatus, and all other floor covering material, drapery, trunks, rods and hardware, all of which property, whether affixed or not, shall for the purposes of this Deed of Trust be deemed conclusively to be real estate and conveyed hereby. Grantor agrees to execute and deliver, from time to time, such further instruments as may be requested by Beneficiary to confirm the lien of this Deed of Trust on any property. 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 any such property and the grantor agrees to execute such financing statements as may be required by the beneficiary and may, upon demand, filing fees for any such financing statements and continuations thereof.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference or contained herein and payment of the sum of Eighteen Thousand Two Hundred and 00/100 DOLLARS (\$18,200.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor, all renewals, modifications or extensions thereof, and also such further sum 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.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 21 inclusive of the Master Form Deed of Trust hereinafter referred to are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twelfth (12th) day of June, 1977, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

County	Book or Vol.	Page No.	Auditor's File No.	County	Book or Vol.	Page No.	Auditor's File No.
Adams	18 of Misc.	170	117688	Lewis	240	841	211648
Anotin	Microfilmed under Auditor's No.	18675		Lincoln	1 of Misc.	645	313404
Benton	212	102	376543	Mason	Reel 37	Frame 548-550	226227
Chelan	582	749	373306	Okanogan	31	348	540669
Chillam	300	104	373183	Pacific	208	127	40000
Clark	Auditor's Microfilm No. 672894	6490581		Pend Oreille	20 of Misc.	431	123141
Columbia	41 of Misc.	206	117770	Pierce	1206 of Misc.	17	193019
Cowlitz	736 P	501	653748	San Juan	27	644	193019
Douglas	121	350	48399	Shaght	2 of Office Recs.	202	00444
Ferry	27 of Deeds	155	10919	Skemania	46 of Misc.	37	68759
Franklin	101	176	101506	Snohomish	116 of Office Recs.	604	194450
Garfield	Microfilmed under Auditor's No.	12719		Spokane	1143 of Misc.	308	291156
Grant	25 of Rec'd Docs.	220	224067	Stevens	107 of Misc.	312	313561
Grays Harbor	297 of Misc.	158	188447	Thurston	265	73	76307
Island	10 of Misc.	404	197658	Walla Walla	15	193	123139
Jefferson	5428 of Misc.	26	0188051	Walla Walla	3 of Misc.	528	466031
King	802	276	907452	Whatcom	6172	1022	111
Kittap	108	446	307165	Whitman	1 of Misc.	239	374177
Klickitat	8 of Misc.	24	127395	Yakima	580	160	211331

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agricultural or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

STATE OF WASHINGTON

COUNTY OF Clark

On this 25th day of August, 19 78, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Alan G. Bailey and Belinda J. Bailey
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 office and hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of Washington,
Commission Expires Common

THIS SPACE RESERVED FOR RECORDER'S USE.

REGISTERED

INDEXED: DIR

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RECORDED:

COMPARED

MAILED

7/10/78

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SKEMANIA COUNTY

STEVENS

CLERK

HERETOFOR

INSTRUMENT OF RECORD FILED BY

OF

AT 12:57 PM Aug 29 1978

WAS RECORDED IN BOOK 355

AT PAGE 755

OF CORP OF SKEMANIA COUNTY, WASH

CLERK