

88240

SK - 11389

BOOK 56 PAGE 212

SHORT FORM

DEED OF TRUST

S-7-25-D-200
S-7-25-D-300

THIS DEED OF TRUST is made this 23rd day of March, 1979,

BETWEEN JUNE HARRIS, A single woman as to parcel "A", and

LEE H. SMITH, AS HIS separate property, as to parcel "B", all Grantor,

whose address is MPC 19 L. Baker Road, Stevenson, WA 98648;

SKAMANIA COUNTY TITLE COMPANY, A corporation, as Trustee,

whose address is P. O. Box 277, Stevenson, WA 98648;

and MASON IRWIN and E. ELIZABETH IRWIN, husband and wife, as Beneficiary,

whose address is 3217 74th Avenue SE, Mercer Island, WA 98040.

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

As delineated in "Exhibit A" attached hereto, which by this reference is made a part thereof.

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise connected, and the rents, issues and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor incorporated by reference contained herein and payment of the sum of FOURTEEN THOUSAND and NO/100 DOLLARS

\$14,800.00 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 sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rates 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 15 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, 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 twenty-fifth (25th) day of July, 1968, 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	2 of Records Inst.	54-16	122987	Lewis	7 of Official Rec.	859-842	724502
Asotin	Microfilmed Under Auditor's No.	101896		Lincoln	107 of Mortgages	776-779	31-890
Benton	241 of Official Rec.	592931		Mason	Rec 48	Frame 835-838	231038
Benton	588 of Official Rec.	1382-1605		Okanogan	121 of Mortgages	817-519A	860858
Benton	515 of Official Rec.	681844		Pacific	213 of Official Rec.	649-532	85703
Benton	And Microfilm No. 701359-702862	515-1979		Pend Oreille	22 of Official Rec.	811-112	85154
Benton	42 of Deeds	139-201	F 3115	Pierce	1254 of Migs.	707-710	2250799
Benton	747 of Official Rec.	234-437	675475	San Juan	28 of Migs.	439-462	69242
Benton	125 of Mortgages	120-133	151893	Skagit	19 of Official Rec.	80-81	712277
Benton	28 of Deeds	413-410	1537-1	Skamania	47 of Migs.	41-44	70197
Benton	11 of Official Rec.	158-160	130-	Snohomish	233 of Official Rec.	540-543	2041549
Benton	Microfilm Under Auditor's No.	130-		Spokane	14 of Official Rec.	310-311	300031
Benton	44 of Rec. Doc.	373-376	51873	Stevens	109 of Migs.	304-39	300035
Benton	21 of General	31-34	207144	Thurston	484 of Official Rec.	731-74	283350
Benton	181 of Official Rec.	710-713	211628	Walla Walla	37 of Mortgages	89-92	247332
Benton	4 of Official Rec.	316-319	196893	Whitman	308 of Migs.	711-714	495721
Benton	5890 of Migs.	436-439	6342339	Wallowa	4 of Official Rec.	855-B88	1017522
Benton	480 of Official Rec.	480-483	6342340	Wallowa	20 of Migs.	247-250	282682
Benton	112 of Mortgages	100-104	364925	Yakima	712 of Official Rec.	147-150	4170365
Benton	101 of Mortgages	107-110	131085				

A copy of such Master Form Deed of Trust is herby 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.

Page Two

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.

MPO.19 L. Baker Road
Stevenson, WA 98648

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

June Harris
June Harris

Lee H. Smith
Lee H. Smith

STATE OF WASHINGTON

COUNTY OF King

On this 23rd day of March, A.D., 19 79, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared June Harris and Lee H. Smith

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

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Conrad M. Jr.
Notary Public in and for the State of Washington,
residing at Seattle.

STATE OF WASHINGTON

COUNTY OF

On this _____ day of _____, A.D., 19 _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared _____ and _____ to me known to be the President and Secretary, respectively, of the corporation that executed the within and 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 each stated that he was authorized 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 in this certificate above written.

Conrad M. Jr.
Notary Public in and for the State of Washington,
residing at _____.

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this deed of trust.

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, 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 therunder.

Dated _____, 19 _____.

Mail reconveyance to _____.

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

PARCEL "A"

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 CHAINS NORTH AND 20 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SAID SECTION 25; THENCE WEST 5 CHAINS; THENCE SOUTH 20 CHAINS; THENCE EAST 5 CHAINS; THENCE NORTH 5 CHAINS; THENCE EAST 2 CHAINS; THENCE NORTH 4 CHAINS; THENCE WEST 2 CHAINS; THENCE NORTH 11 CHAINS TO THE POINT OF BEGINNING;

EXCEPT RIGHT OF WAY FOR BAKER ROAD NO. 2072.

AND EXCEPT THAT PORTION THEREOF, LYING SOUTHERLY OF THE CENTERLINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE BAKER ROAD;

AND EXCEPT THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 CHAINS NORTH AND 20 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE WEST 5 CHAINS; THENCE SOUTH 40 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE EAST 30 FEET; THENCE SOUTH 708 FEET; THENCE WEST 208 FEET; THENCE NORTH 308 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 CHAINS NORTH AND 20 CHAINS WEST OF THE SOUTHEAST CORNER OF SECTION 25; THENCE SOUTH 11 CHAINS; THENCE EAST 2 CHAINS; THENCE SOUTH 11 CHAINS; THENCE WEST 2 CHAINS; THENCE SOUTH 10 CHAINS; THENCE EAST 8 CHAINS; THENCE NORTH 25 CHAINS; THENCE WEST 8 CHAINS TO THE PLACE OF BEGINNING.

EXCEPT RIGHT OF WAY FOR BAKER ROAD NO. 2072.

AND EXCEPT THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 25 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT TO WHERE SAID LINE INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF BAKER ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING OF THIS EXCEPTION.