

38240

SK - 11389

BOOK 56 PAGE 2/2

SHORT FORM

DEED OF TRUST

3.7.25-D-200

3.7.25-P-308

THIS DEED OF TRUST is made this 23rd day of March, 19 79

BETWEEN JUNE HARRIS, A single woman as to parcel "A", and
LEE H. SMITH, AS His separate property, as to parcel "B", as Grantor,
 whose address is MPO. 19 L. Baker Road, Stevenson, WA 98648
 and 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 thereto belonging or in anywise accruing, 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 set forth 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 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 35 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 of the Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1966, 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.
Asotin	2 of Records Instr.	52-16	122987	Lewis	7 of Official Rec.	839-842	725502
Benton	Microfilm Under Auditor's No.	101896		Lincoln	107 of Mortgages	776-779	31-896
Buckley	241 of Official Rec.	693A-C	592931	Mason	Real 48	Frame 835-838	231018
Chelan	588 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	817-819A	800858
Colville	315 of Official Rec.	195-198	183176	Pacific	213 of Official Rec.	649-652	55707
Columbia	Aud. Microfilm No.	703459-702862	0-319283	Pend Oreille	27 of Migs.	8-11	126854
Curry	42 of Deeds	196-201	F 3115	Pierce	1254 of Migs.	707-710	2250799
Douglas	747 of Official Rec.	234-237	675475	San Juan	25 of Migs.	439-462	69285
Franklin	125 of Mortgages	120-133	151893	Skaagt	19 of Official Rec.	80-83	710277
Gee	28 of Deeds	413-410	153777	Skamania	47 of Migs.	41-44	70197
Grant	11 of Official Rec.	138-141	305	Shoshone	233 of Official Rec.	840-843	2041542
Harbor	Microfilm Under Auditor's No.	130		Spokane	14 of Official Rec.	1048-1051	376267C
Jefferson	44 of Rec. Docs.	373-376	51821	Stevens	109 of Migs.	394-39	390635
Klickitat	21 of General	31-34	207544	Thurston	484 of Official Rec.	731-74	785350
Latah	181 of Official Rec.	710-713	211628	Wahkiakum	17 of Mortgages	39-92	2473
Lewis	4 of Official Rec.	316-319	196893	Walla Walla	308 of Migs.	711-714	495721
Mason	8090 of Migs.	436-439	6382309	Whatcom	42 of Official Rec.	853-858	1047522
Meham	929 of Official Rec.	480-483	938770	Whitman	7 of Migs.	291-294	382282
Mullan	117 of Mortgages	361-368	149653	Yakima	712 of Official Rec.	147-150	3170585
Neah-Kahle	101 of Mortgages	107-110	131095				

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.

NOTARY SEAL

NOTARY SEAL, 12/62

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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.

MP0.19 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

} ss.

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 as 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.

Carol L. Smith
Notary Public in and for the State of Washington,
residing at Seattle.

STATE OF WASHINGTON

COUNTY OF

} ss.

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 both 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.

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 thereunder.

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 3 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 110 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE EAST 110 FEET; THENCE SOUTH 208 FEET; THENCE WEST 208 FEET; THENCE NORTH 208 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 4 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.