

Filed for Record at Request of RAINIER NATIONAL BANK

Office GoldendaleAddress P.O. Box 287 - 201 W. MainCity and State Goldendale, Wa. 98620

WAS DEED RECORDED FOR RECORDING USE	
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MAILED	

DEED OF TRUST

THIS DEED OF TRUST is made this 1st day of June, 1976.Between STEVE J. CULSHAN AND WILLIS A. CULSHAN Grantor.whose address is Ashley Drive Underwood W.SEANAVIA COUNTY TITLE COMPANY

Trustee.

whose address is P.O. BOX 177 STEVENSON, WA. 98640

and RAINIER NATIONAL BANK, Beneficiary, at its above named address.

Grantor hereby assigns, sells and conveys to Trustee in Trust, with power of sale, the following described real property in

SEANAVIA County, Washington:

Lot 1, Block 1 of Underwood Crest addition according to the official plat thereof, on file and of record in Book 1 of Plats, page 154, records of Seannavia County, Washington.

STATE OF WASHINGTON
COUNTY OF SEANAVIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING WAS BY

Signature National BankGoldendale, Washingtonon the 1st day of June 19761-2 o'clock P.M.at the City of GoldendaleSeannavia County, State of Washingtonin the presence ofW. J. LaddCounty AuditorandW. J. LaddCounty AuditorandW. J. LaddCounty AuditorSUBJECT TO: (mortgage) (deed of trust) dated November 7, 1975 1975 recordedNovember 7, 1975under Auditor's Fee No. 87554

(mortgage) (beneficiary) Rainier National Bank
which real property is not 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, in payment of the sum

Nine thousand fifty-five and 00/100Dollars \$9,555.00

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 demands, modifications and extensions thereof, and all other sums payable under the terms of said note and in this Deed of Trust.

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 restore 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 delinquent, all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances, (excepting 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 hazard in an aggregate amount not less than the total debt secured by this Deed of Trust and all other debts hereon. All policies shall be in such companies as the Beneficiary may approve and have loss payable to the Beneficiary. For its interest may appoint and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to enforce this Deed of Trust. In the event of fire, loss, all moneys of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding brought to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and to any suit brought by Beneficiary to enforce 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. To properly and fully perform all of the obligations of the mortgagor or Grantor under the now existing first mortgage or Deed of Trust on the property, and to save Beneficiary harmless from the consequences of any failure so to do.
 7. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property hereinabove described, or otherwise fail to keep and perform any of Grantor's covenants herein contained, the performance of which requires the expenditure of money, then, in any such event, the Beneficiary, at its election, may pay such sums as may be necessary to perform such obligations with respect to which the Grantor is in default, without prejudice to Beneficiary's right to accelerate the maturity of this Deed of Trust and to foreclose the same, and any and all amounts so paid shall be repaid by the Grantor to the Beneficiary upon demand, with interest thereon at the rate of 12% per annum from the date of such payment, and all such payments, with interest as above provided, shall, from the date of payment, be added to and become a part of the indebtedness secured by 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 of 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 the 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 reconvey 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 reconveyance 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, all 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 have acquired 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 or 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 other 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. If the Grantors, or any of them, transfer the property covered by this Deed of Trust, or any part thereof, or any interest therein, or shall be divested of their title to the property, or any interest therein, in any manner or way whether voluntary or involuntary, all indebtedness evidenced by the note secured by this Deed of Trust shall immediately become due and payable at the option of the holder and without demand or notice.
9. 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.

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF WASHINGTON

COUNTY OF King

STATE OF WASHINGTON

COUNTY OF King

On this day personally appeared before me

Richard J. Johnson

to me known to be the individual described in and who executed the within foregoing instrument, and

acknowledged that he signed the same as

his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of September, 1979

Richard J. Johnson
Notary Public in and for the State of Washington, residing at 1001 1st St.

On this day of September, 1979

before me, the undersigned 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 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 he 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 first above written.

Notary Public in and for the State of Washington
residing at 1001 1st St.

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 sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to convey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated September 19, 1979

Full reconveyance to