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DEED OF TRUST

BOOK 52 PAGE 573

SAFECO TITLE INSURANCE COMPANY



Filed for Record at Request of

Name WEYERHAEUSER PULP EMPLOYEES FEDERAL CREDIT UNION

Address 3325 WASHINGTON WAY

City and State LONGVIEW, WASHINGTON 98632

REGISTERED

INDEXED: D.R.

NOTARIZED

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DEED OF TRUST

STATE OF WASHINGTON
NOTARIAL SPACE RESERVED FOR RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OR DEED IS FILED BY

Ske. Co. T. C.
OF RECORDER, REC'D.
AT 1130 A.M. July 16, 1979

WAS RECEIVED IN BOOK NO. 52

C.P. Mtg. 573
REC'D. OF SKAMANIA COUNTY, WASH.J. S. Tolson
COUNTY AUDITORW. L. Blachter
RECEIVEDSK11557
9-5-16 AD-1300THIS DEED OF TRUST, made this 21st day of JUNE, 1979, between RICHARD REED AND KAREN REED, HUSBAND AND WIFE,

whose address is SAFCO Title Insurance Company, a California Corporation, Trustee, whose address is 2615 4th Avenue, Seattle, Washington 98125, and

WEYERHAEUSER PULP EMPLOYEES FEDERAL CREDIT UNION, Beneficiary, whose address is 3325 WASHINGTON WAY, LONGVIEW, WASHINGTON 98632.

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

SKAMANIA County, Washington

LOT 41, OF GUSTAFSON'S MT. ST. HELENS VIEW LOTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN BOOK "A" OF PLATS, PAGE 113, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

which real property is not used principally for agricultural or farming purposes, together with all the 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 TWENTY FIVE THOUSAND SIX HUNDRED SIXTY FIVE & ^{10/100} Dollars (\$25,665.50) 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 thereto, to complete any building, structure or improvement now 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 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 hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and he in such companies as the Beneficiary may approve and have his payable first to the Beneficiary as its interest may appear and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights 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 purporting 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 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.

88964

52 PAGE 577

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in a eminent domain proceeding, the entire amount of the award or such portion thereof as may be necessary to fully satisfy the obligation(s) secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum desired hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of 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 trustee 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, as amended, 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 the 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 or may be deposited therefor in the bank with the clerk of the superior court of the county in which the sale takes place.

5. Trustee shall deliver to the grantee of the sale so-called, without warranty, which shall cover as the purchaser has received all the property which Grantor had or had cause to deliver at the time of his execution of this Deed of Trust, and no claim shall have accrued 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 cause due evidence of the title of the title purchased 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, as amended, by whomsoever Beneficiary may cause this Deed of Trust to be exercised as a mortgage.

7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint or select a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is located, such successor shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of his/her death, resignation or removal from office. Trustee or Beneficiary shall be a party named in any action or proceeding in which he/she is involved as trustee or beneficiary.

8. This Deed of Trust applies to, moves to the Unit #1, and is binding upon the parties hereto and their heirs, executors, administrators, successors and assigns. The term Beneficiary shall mean the holder of record of this Deed of Trust, whether or not known as Beneficiary herein.

RICHARD REED

REED, KAY & LONGVIEW

STATE OF WASHINGTON
COUNTY OF COWLITZ

On this day personally appeared RICHARD REED AND KAY REED, who are known to me, a Notary Public, to be the natural persons who executed the foregoing instrument, and whose signatures I do acknowledge and identify as THEIR signatures, and I declare that the instrument was executed by them in their individual capacities and not in any corporate capacity, and further that they have read and understood the contents of the instrument and that they executed it freely and voluntarily.

GIVEN under my hand and affixed to the Deed of Trust
28th day of May 1970
Kay Reed
Notary Public for the State of Washington
residing at LONGVIEW

Notary Public for the State of Washington
residing at LONGVIEW

REQUEST FOR FULL RECONVEYANCE

Do not initial. To be used only when note has been paid.

TO TRUSTEE:

The undersigned is the legal owner and holder of the note and/or 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 due or now made by the terms of said Deed of Trust, or interest and 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 a reconveyance, without warranty, to the parties described by the terms of said Deed of Trust, in the estate now held by you hereunder.

Dated _____

19

Mail reconveyance to: