

DEED OF TRUST

THIS DEED OF TRUST, dated this 27th day of November, 1970, among the
Grantors, ROBERT E. ASHLEY, JR. AND BARBARA G. ASHLEY, HUSBAND AND WIFE,

TRANSAMERICA TITLE INSURANCE COMPANY

and the Beneficiary, BENJ-FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION OF OREGON, a corporation organized and existing under the laws of the United States of America, One SW Columbia Street, Portland, Oregon 97258, whose address is

herein "Lender").
Borrower, in consideration of the indebtedness herein recited and the trust here created, irrevocably grants
and conveys to Trustee, in trust, with power of sale, the following described property located in the County of
CLALLAMIA
State of Washington.

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

PAGES 1-10

THAT PORTION OF LOT 11 OF SIXTY-SEVEN TRACTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 31 OF BOOK "A" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, LYING NORTHEASTLY OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT 10 FEET WEST FROM THE EAST END OF THE NORTHEASTERLY CORNER OF THE SAID LOT 11, THENCE SOUTH 75 DEGREES 10 MINUTES TO THE NORTHEASTERLY END OF THE WEST LINE OF THE SAID LOT 11.

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在這裏，我們希望能夠為您提供一個平易近人、易於理解的資訊來源，讓您能夠更深入地了解我們的公司、產品和服務。歡迎您隨時向我們提出問題或意見，我們將盡力為您提供最優質的服務。

在這場戰役中，我軍擊斬敵軍將領數人，斬獲數百人，繳獲了大量武器和裝備。這次勝利為我軍在之後的作戰提供了強大的信心。

Borrower certifies that it has read the foregoing Agreement, understands it, and agrees to its terms. This Agreement shall be binding upon Borrower and his heirs, executors, administrators, successors, and assigns.

• 1933 年 6 月 1 日創刊於上海 • 1949 年 10 月 1 日改為月刊

- 1. Payment of Principal and Interest.** The Company will pay interest at the rate when due the principal of and interest on the Notes, as provided in the Notes, and the principal and interest on any Notes A.

- 2. Funds for Taxes and Insurance.** Pursuant to Section 1 of this Note, subject to paragraphs 4 and 5 hereof, Lender shall pay to Lender on the due dates of payment of principal and interest any payable under the Note, until the Note is paid in full, a sum (herein "Taxes") equal to one-twelfth of the yearly taxes and assessments which may attain priority over this Note of Trust and unpaid taxes on the Property, if any, plus one-twelfth of yearly premium payments for hazard insurance, plus ten percent of all actual remaining indebtedness for mortgage loans more than all as reasonably estimated at least and from time to time by Lender on the basis of acreage, its pro rata share and reasonable estimates thereof. The Funds shall be held in an account or the deposits or accounts of which are insured or guaranteed by a Federal or state agency, association, Lender, if Lender is such an institution. Lender shall apply the Tax Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender shall make no charge for so holding and applying the Funds or for holding and conserving said amounts and funds. But other expenses may appear in writing at the time of issuance of this Note of Trust that arises from the Property.

15 Borrower, at and before such agreement is made, Lender shall not be required to pay Borrower any interest on the Funds. Lender shall give to Lessor, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within thirty days after notice from Lender to Borrower requesting payment thereof.

Upon payment in full of all amounts secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender.

If under paragraph 16 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time.

5. Application of Payments. Unless otherwise provided by the Note or the Deed of Trust, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 1 hereof, then to interest payable on the Note and on the Advances, if any, and then to the principal of the Note and to the amounts payable under paragraph 2 hereof.

4. Capital Liens. Borrower shall pay all taxes, assessments and other charges, fines and liens or positions attributable to the Property which may attach a priority over this Deed of Trust, and shall not interfere with or delay at Leader's option in the manner provided under Paragraph 1 hereof or by Borrower making payment when due, directly to the payee thereof. Borrower shall promptly furnish to Leader full information concerning such taxes, fines, or positions, and in the event Borrower fails to make payment thereof, Borrower shall remain liable to Leader for the amount of such taxes, fines, or positions, and continuing such payments. However, if such priority does not attach to the Property prior to the date of this Deed of Trust, provided, that Borrower shall not be responsible for late fees and interest arising in writing to the payment of the same, and if such taxes, fines, or positions do attach to the Property, Borrower shall in good faith contact such tax authority and endeavor to effect cancellation of such taxes, fines, or positions, except the enforcement of the same for unpaid taxes, fines, or positions.

1. Hazard Insurance. You must have this insurance on the existing dwelling owned by the Insured as long as you remain in it, and it must be carried by the Insured with other Lenders until it is paid off. The hazard insurance premium will be paid by the Insured.

On January 1, 1946, the State of Missouri provided that every automobile shall now bear a license plate which will indicate the place of issuance as the Missouri state highway department.

Worship God, love others, and trust His promises.
All things are possible with God's help.

After the first few minutes of the interview, I was able to get a sense of the man's personality. He was a very kind and gentle person, with a warm smile and a gentle voice.

the first time in the history of the country, the
Government has been compelled to take
such a step. The Government has
done its best to meet the emergency
and to give relief to the poor. The
Government has also taken steps to
ensure that the poor are not left
without food or shelter.

The author wishes to thank the Director of the Royal Holloway College Library for permission to reproduce material from the Royal Holloway College Library Catalogue.

6. Preservation and Manufacture of Preserves. Household preserves may be made from any fruit that will keep well enough to be used in the manufacture of preserves. Fresh fruits and vegetables should be washed before being used. Clean leaves, no more than two or three at a time, should be placed over the fruit and vegetables, and the whole covered with a layer of salt. The salt should be well packed around the fruit and vegetables, so that they will not be bruised.

B. Inspection. Landlord may cause to be made reasonable entries upon and inspections of the Property, provided that Landlord shall give Borrower notice prior to any such inspection specifying reasonable time therefor related to Landlord's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Deed of Trust, with the excess, if any, paid to Borrower. In the event of a partial taking of the Property, under a Power and Lender otherwise agree in writing, there shall be applied to the sums secured by this Deed of Trust and proportion of the proceeds as is equal to that proportion which the amount of the sums secured by this Deed of Trust immediately prior to the date of taking bears to the fair market value of the Property immediately prior to the date of taking, with the balance of the proceeds paid to Borrower.

If the Property is abandoned by Borrower or if after notice by Lender to Borrower that the condemny offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days of the date of such notice, Lender is authorized to collect and apply the proceeds at Lender's option either to restoration or repair of the Property or to the same uses as heretofore.

The Company and Borrower otherwise agree in writing, any such unpaid ratios of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments.

10. Borrower Not Released. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any claim made by the original Borrower and Borrower's successors in interest.

11. Forbearances by Lender Not a Waiver. Any forbearance by Lender in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or prejudice the exercise of any right or remedy hereunder. The payment of taxes or the payment of taxes or other sums of money by Lender shall not be a waiver of Lender's right to foreclose on the maturity of the obligations secured by this Note Trust.

12. Remedies Cumulative. All other right or remedy under this Deed or independently of it may be exercised.

13. Successors and Assigns Bound; Joint and Several Liability. The covenants and agreements made in this Agreement by and between the parties hereto shall inure to the benefit of the successors and assigns of the parties hereto, subject to the provisions of paragraph 13. Liens shall be joint and several. Liabilities and benefits of the foregoing only and are not to be divided among the parties hereto.

14. Notice. Any notice to the Trustee by the Beneficiary or the Deed of Trust shall be given by mailing such notice to the Trustee at its address as it appears at the time of service of the notice, or by fax to the address of the Trustee as set forth in the Deed of Trust.

13. Uniform Doc. of Trust Governing Law; Sustainability. The form of deed of trust and other documents relating to the Note and the Trust shall be uniform throughout the United States by authority of the Uniform Security Instruments Act, or such other act as may be in effect at the time of execution to which the Note and the Trust are subject, and shall not be governed by the laws of the State in which the Note was executed, except to the extent that such law provides otherwise. The Note and the Trust are to be construed and interpreted in accordance with the laws of the State in which they were executed, and for this purpose the term "State" means the State in which the Note and the Trust are executed.

18. Borrower's Copy: I understand that my copy of a document is not a permanent record of that document at the time of

If Leader does not make payment as required, Leader may, upon reasonable notice of acceleration by memorandum with paragraph 14, serve such notice that provides a period of not less than 30 days from the date of notice, in which time, which Barronov has paid the sum specified, or, if Barronov fails to pay such sum prior to the expiration of said period, Leader may, without further notice or demand, or Barronov invoke any remedy permitted by paragraph 14 hereof.

New European Countries: Prospects and Challenges

12. **Termination.** Notwithstanding the power of sale, Lender and Tenant shall give written notice to Trustee of the occurrence of an event of default and where such default is continued and where such notice of such notice to Lender and Tenant presented by responsible law to the Borrower and to the other persons concerned by applicable law. After the issue of such notice as may be required by applicable law and after written notice of the nature of such default, Lender and Tenant shall sell the Property at public auction in the highest bidder in the name and place and under the terms designated in the notice of sale in an open court and at such time or times as Lender and Tenant may determine. Trustee may commence suit or take other action at the direction of Lender and Tenant to collect payment of the sum and share of any judgment so obtained and Lender or Tenant's expenses may prosecute the property of such sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property in sold without any covenant or warranty expressed or implied. The rents in the Trustee's deed shall be deemed full evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including Trustee's attorney's fees; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person or persons legally entitled thereto, or to the clerk of the superior court of the county in which the sale took place.

18. Borrower's Right to Retain Assets. Notwithstanding Lender's acceleration of the sums secured by this Deed of Trust, Borrower shall have the right to have any proceedings begun by Lender to enforce this Deed of Trust discontinued at any time prior to sale of the Property pursuant to the power of sale contained in this Deed of Trust or at any time prior to entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays Lender all sums which would be then due under this Deed of Trust, the Note and notes securing Future Advances, if any. And no acceleration occurs; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Deed of Trust; (c) Borrower pays all reasonable expenses incurred by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust and in enforcing Lender's and Trustee's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

22. Assignment of Rents; Appointments of Receiver; Lender in Possession. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, his agents or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

24. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to full recoupeage of the Property by Trustee to Borrower, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Deed of Trust etc., evidenced by promissory notes stating that said notes are secured hereby.

22. Recouveyance. Upon payment of all sums secured by this Deed of Trust, Lender shall warrant Trustee to recouvey the Property and shall surrender this Deed of Trust and all notes evidencing indebtedness secured by this Deed of Trust to Trustee. Trustee shall recouvey the Property without warranty and without charge to the person or persons legally entitled thereto. Such person or persons shall pay all costs of recouveyance, if any.

23. Substitute Trustee. In accordance with applicable law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and to applicable law.

24. Use of Property. The Property is not used principally for agricultural or farming purposes.

In witness whereof, Borrower has executed this Deed of Trust.

Robert E. Ashley, Jr.

ROBERT E. ASHLEY, JR.

--Borrower

Barbara G. Ashley

BARBARA G. ASHLEY

--Borrower

20. SOUTHERN ROAD

UNDERWOOD, WASHINGTON 98651

Property Address

STATE OF WASHINGTON,

On this 2nd day of November, 1977, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared ROBERT E. ASHLEY, JR. AND BARBARA G. ASHLEY, HUSBAND AND WIFE, personally known to me to be the individuals 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 official seal affixed the day and year in this certificate above written.

*Notary Public in and for the State of Washington
residing at 100 N. Belmont, Everett*

REQUEST FOR RECONVEYANCE

To Trustee:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, to the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated:

Borrowers

STATE OF WASHINGTON, I, ROBERT E. ASHLEY, JR.,

hereby certify, THAT THE PITTSBURGH

INSTITUTION OF BUSINESS PLANS, INC.

AT ITS OFFICE AT 116-5 1/2

STREET, PITTSBURGH, PA.

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DEED OF TRUST
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MAIL TAX INFO. TO:

ROBERT E. ASHLEY, JR.
BARBARA G. ASHLEY
20 SOUTHERN ROAD
UNDERWOOD, WASHINGTON 98651

MAIL TAX INFO. TO:
FRANKLIN FEDERAL SAVINGS & LOAN ASSOCIATION
178 Main - East Franklin Plaza
One SW Columbia Street
Portland, Oregon 97255