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Transamerica
Title Insurance Company

BOOK

PAGE

STATE OF WASHINGTON
COUNTY OF SKAGANAWA

I HEREBY CERTIFY THAT THE WITHIN

FILED FOR RECORD AT REQUEST OF



WHEN RECORDED RETURN TO

Name

Address

City, State, Zip

REGISTERED	INDEXED
INDEXED	INDEXED
RECORDED	INDEXED
COMPARED	INDEXED
MAILED	INDEXED

INSTRUMENT OF WRITING FILED BY
Grant & Grant
AT 1:55 P.M. 10/19/77
TIME RECORDED IN BOOK 56
OF 175 AT PAGE 112
BOOKS OF SKAGANIA COUNTY, WASH.
COUNTY ALBION

Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 19th day of October, 1977, between
MARIE E. BIGELOW, a widow GRANTOR.whose address is 8409 N. Woolsey Avenue, Portland, Oregon 97231
TRANSAMERICA TITLE INSURANCE COMPANY, a corporation, TRUSTEE, whose address is
1200 Sixth Avenue, Seattle, Washington, andJames H. Lockwood and Mary H. Lockwood, husband & wife BENEFICIARY
whose address is 746 NE 52nd Avenue, Portland, Oregon 97213

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

following described real property in Skagania County, Washington:A tract of land located in Section 6, Township 1 North, Range 6 East
of the Willamette Meridian, described as follows:

Beginning at the northwest corner of the Southeast Quarter of the South-
east Quarter of the Northwest Quarter (SE 1/4 SW 1/4 NW 1/4) of the said
Section 6; thence south 88° 36' 34" east along the north line of the said
SE 1/4 of the SW 1/4 of the NW 1/4, 456.71 feet to the northeast corner
thereof; thence south 89° 09' 11" east along the north line of the SW 1/4
of the NW 1/4 of the SE 1/4 of the said Section 6 a distance of 527.70
feet to the line extending southerly to the "Cascade Road" from the
"mouth of the Canyon" as established in Skagania County Superior Court
Cause No. 48790; thence South 88° 46" east along said line 62.60 feet
to an iron pipe in the "Cascade Road"; thence south 81° 09' 13" west along
said "Cascade Road" 195.24 feet to an iron pipe; thence south 66° 04' 28"
west along said "Cascade Road" 168.20 feet to an iron pipe; thence south
04° 59' 38" west along the line going south to a stone marked "L" as
established in said court cause; 350.48 feet more or less, to the north
right of way line of State Road 14; thence south 39° 58' 30" west along
said right of way 1,128.40 feet to the west line of the NE 1/4 of the NE
1/4 of the SW 1/4 of said Section 6; thence north 01° 11' 57" east along
said west line and the west line of the SE 1/4 of the SE 1/4 of the NW
1/4 of the said Section 6 a distance of 1,189.67 feet, more or less, to
the point of beginning. SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS

which real property is not used principally for agricultural or farming purposes, together with all the ten-
ements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise apper-
taining, 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 Sixty-Four Thousand Dollars (\$64,000.00)
with interest, in accordance with the terms of a promissory note of even date herewith, payable to Bene-
ficiary 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 repairs; 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 impacting 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 be in such companies as the Beneficiary may approve and have loss 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.

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 or such portion 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 its 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 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 person 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 purchaser and encumbrancers 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, 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. This Deed of Trust applies to, binds and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

7195

Marie E. Bigelow

Notary Public for the State of Washington

STATE OF WASHINGTON }
COUNTY OF _____ }
COUNTY OF _____ }

On this _____ day personally appeared before me
MARIE E. BIGELOW

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that SHE signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

and _____
to me known to be the _____ President and _____ Secretary, respectively of _____
the said 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 _____ 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, this _____ day and year first above written.

GIVEN under my hand and official seal this _____ day of _____, 19____.

Notary Public in and for the State of Washington, residing at _____

Notary Public in and for the State of Washington, residing at _____

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, and the note, together with all other indebtedness secured by said Deed of Trust, has been paid in full and the same has been released and discharged, and payment to you of any sums owing to you under the terms of said note and all other indebtedness secured by said Deed of Trust, and to reconvey, without warranty, to the parties designated by the instrument in which the same are held by you, thereunto.

Dated _____