

90031

BOOK 56 PAGE 931

VA Form 26-8592 (Home Loan)
 July 1974
 Section 1110, Title 38, U.S. Code
 Acceptable to Federal National
 Mortgage Association

WASHINGTON

467-1-127667

TITLE# SK-11723

DEED OF TRUST

THIS DEED OF TRUST, is made this 4TH day of DECEMBER, 1979, BETWEEN JOHN HENRY DECKERT, A SINGLE MAN

in BOX 124 (PEACH) UNDERWOOD, WASHINGTON 98651

, as Grantor, whose address is

; and

SAFECO TITLE COMPANY
 A NATIONAL ASSOCIATION
 P.O.BOX 277, STEVENSON, WASHINGTON 98648

, as Trustee, whose address is

; and

RAINIERS NATIONAL BANK
 A WASHINGTON CORPORATION
 1100 SECOND AVENUE, SEATTLE WASHINGTON 98124

, as Beneficiary, whose address is

Grantor hereby irrevocably grants, bargains, sells and conveys to Trustee in trust, with power of sale, the following described property in SKAMANIA County, Washington:

LOT 16 OF ORINGTON HEIGHTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT PAGE 146 OF BOOK "A" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH all the tenements, hereditaments, and appendages thereto, now or hereafter existing belonging, at, in and upon appearing, and the rents, issues and profits thereof, and of fixtures now or hereafter attached to or used in connection with the premises herein described, and in addition thereto, all other rights, title and interest in and to the same which are or shall be deemed to be fixtures and a part of the realty and as a portion of the property for the purpose herein before mentioned.

To the extent that any of the property described herein may be subject to the provisions of any security agreement, this Deed of Trust is a security agreement granting to Beneficiary, as secured party, all the rights and powers therein contained and the grantor agrees to execute such financing statements as may be required by the laws of the state of Washington, and to pay the filing fees for any such financing statement and to pay all costs of recording thereof.

The property described herein is not used principally for agricultural purposes, and the amount of principal and interest due and payable on the note is to be determined by the method of simple interest.

THE TERM OF THIS DEED OF TRUST IS FOR THE SECURING PERFORMANCE OF THE PAYMENT OF THE PRINCIPAL AND INTEREST AND EXPENSES AND FEES AS PROVIDED IN THE NOTE.

Forty-Two Thousand Five Hundred And No/100

42,500.00

is the amount of principal and interest due and payable on the terms of a promissory note of record to be executed by the grantor to the trustee, and further, nothing is to be advanced or loaned by the trustee to the grantor, except as otherwise provided in the note, and the principal and interest due and payable on the note, with interest thereon at such rate as shall be agreed upon.

That he will pay over to the trustee, on the date of maturity, or prior to the payment of any principal and interest due and payable on the note, the entire amount of any premium paid on the note, plus the amount of any assignment, or any transfer, due as of the date of maturity, whichever is less, determined on the date received. Extra expenses incurred by the trustee on any attachment due date, shall be paid by the grantor, and the trustee shall have a continuing claim on the date of maturity, or any subsequent payment, whichever is earlier.

Beneficiary agrees to make monthly payments in arrears to the trustee, on the monthly payments of principal and interest, payable on the date of maturity, or prior to the payment of any principal and interest due and payable on the note.

(a) At least an eleventh day of the month, beginning on the second year of the note, and the taxes and special assessments next due on the property, and thereafter, until the payment that will next become due and payable on such property, provided in each of the months thereafter, it being understood, to Beneficiary, Grantor is to pay to Beneficiary, taxes and special assessments, and to the trustee, all sums already paid that are due and paid.

(b) The sum of one thousand dollars (\$1,000.00) monthly prior to the date when such ground rents, premiums, taxes and assessments were last paid, or thereafter to be held by the trustee in trust, to pay said ground rents, premiums, taxes and special assessments.

(c) All payments mentioned in the preceding subsection of this paragraph and all payments to be made under the note, secured hereby, shall be added together and the aggregate amount thereof shall be paid by the Grantor each month in a single payment to be applied by Beneficiary in the following order in the order set forth:

- principal, if any, taxes, special assessments, fire and other hazard insurance premiums;
- interest, on the rate secured hereby; and
- amortization of the principal of said note.

(d) Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Grantor prior to the due date of the next such payment, constitute an event of default under this Deed of Trust. The arrangements provided in paragraph 2 are valid for the added protection of the Beneficiary and entitle no responsibility on the Beneficiary's part because the allowing of due credit without interest, for the amounts actually received by it, upon assumption of this Deed of Trust by the Beneficiary, any funds so held shall be turned over

to the assignee and any responsibility of the assignor with respect thereto shall terminate. Each transfer of the property that is the subject of this Deed of Trust shall automatically transfer to the Grantee all rights of the Grantor with respect to any funds accumulated hereunder.

3. At beneficiary's option grantor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such late charge shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

4. If the total of the payments made under (a) of paragraph 2 shall exceed the amount of payments actually made by Beneficiary for ground rents, taxes, assessments and insurance premiums, such excess may be credited by Beneficiary on subsequent payments to be made by Grantor. If, however, the monthly payments made under (a) of paragraph 2, shall not be sufficient to pay ground rents, taxes, assessments and insurance premiums, when the same shall become due and payable, Grantor shall pay to Beneficiary any amount necessary to make up the deficiency on or before the date when the payment of such ground rent, taxes, assessments or insurance premiums shall be due. If at any time Grantor shall tender to Beneficiary, in accordance herewith, full payment of the entire indebtedness secured hereby, Beneficiary shall, in computing the amount of indebtedness, credit to the account of Grantor any credit balance remaining under the provisions of (a) of paragraph 2. If there shall be a default under any of the provisions of this Deed of Trust and thereafter a sale of the premises in accordance with the provisions hereof, or if the Beneficiary acquires the property otherwise after default, the Beneficiary shall apply, at the time of commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 2, less such sums as will become due and payable during the pendency of the proceedings, as a credit against the amount of principal then remaining unpaid under said note.

5. To keep the property in good order and condition and not to commit or permit any waste thereof. To allow Beneficiary to inspect the property at any time during reasonable hours.

6. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor, and, if the loan secured hereby or any part thereof is being obtained for the purpose of financing construction of improvements on said property, Grantor further agrees:

- (a) To commence construction promptly and in any event within thirty (30) days from the date of the commitment of the Beneficiary, and complete same in accordance with plans and specifications satisfactory to Beneficiary;
- (b) To complete all buildings or other structures being or about to be built thereon within six (6) months from date hereof;
- (c) To replace any work or material unsatisfactory to Beneficiary, within fifteen (15) days after written notice to Grantor of such fact;
- (d) That work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15) consecutive days.

The trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Grantor under this numbered paragraph, is authorized to accept as true and conclude all facts and statements therein, and to act thereon hereunder.

7. Not to enclose or demolish any building, improvements thereon or any fixtures or other property in or used in connection with said building or improvements.

8. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.

9. To keep the building, improvements and fixtures now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Beneficiary against fire and other hazards, casualty and contingencies in such amounts and for such periods as may be required by the Beneficiary and will pay promptly, when due, any premiums on such insurance policies for payment of which has not been made herebefore. All insurance shall be carried by companies approved by the Beneficiary and the policies and renewals thereof shall be held by the Beneficiary and shall be attached thereto as payable in law of and in form acceptable to the Beneficiary. In event of loss Grantor will give immediate notice by mail to the Beneficiary, who may make proof of loss if not made promptly by Grantor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary instead of to Grantor and Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by the Beneficiary at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this Deed of Trust or other transfer of title to the subject property or extinguishment of the indebtedness secured hereby, all right, title and interest of the Grantor in and to any insurance policies then in force shall pass to the purchaser or grantee.

10. To appear to and defend in any suit, action or proceeding that might affect the value of this security instrument or the security itself or the rights or power of Beneficiary or Trustee and should Beneficiary or Trustee elect also to appear in or defend any such action or proceeding the Grantor will, at all times, indemnify from, and, on demand, reimburse Beneficiary or Trustee for any and all loss, damage, expense or cost, including cost of evidence of title and attorney's fees, arising out of or incurred in connection with any such suit, action or proceeding and the sum of such expenditures shall be secured by this Deed of Trust with interest as provided in the note secured hereby and shall be due and payable on demand. To pay all costs of suit, cost of evidence of title and a reasonable attorney's fee in any proceeding or suit brought by Beneficiary to foreclose this Deed of Trust.

11. To pay at least ten (10) days before delinquency all rents, taxes, assessments and encumbrances, charges or liens with interest, that may now or hereafter be levied, assessed or claimed upon the property that is the subject of this Deed of Trust or any part thereof, which at any time appear to be prior or superior thereto for which provision has not been made heretofore, and upon repayment will submit to Beneficiary official receipt therefor, and to pay all taxes, reasonable costs, fees and expenses of this Trust, on default hereunder Beneficiary may, at its option, pay, or pay out of reserves accumulated under paragraph 2, any such sums, without waiver of any other right of Beneficiary by reason of such default of Grantor, and Beneficiary shall not be liable to Grantor for a failure to exercise any such option.

12. To repay immediately on written notice to Grantor all sums expended or advanced hereunder by or on behalf of Beneficiary or Trustee, with interest from the date of such advance or expenditure at the rate provided on the principal debt, and the repayment thereof shall be secured hereby. Failure to repay such expenditure or advance and interest thereon within ten (10) days of the mailing of such notice will, at Beneficiary's option, constitute an event of default hereunder; or, Beneficiary may, at its option, commence an action against Grantor for the recovery of such expenditure or advance and interest thereon, and in such event Grantor agrees to pay, in addition to the amount of such expenditure or advance, all costs and expenses incurred in such action, together with a reasonable attorney's fee.

13. Upon the request of the Beneficiary, the Grantor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the beneficiary for the alteration, modernization, improvement, maintenance, or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall

be secured to rest on a date with and as fulls as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the Contractor and Beneficiary. Failing to agree on the maturity, the whole of this sum or sums so advanced shall be due and payable three (3) days after demand by the Beneficiary. In no event shall the maturity exceed one hundred eightty (180) days after the date of the note described above.

14. If the indebtedness secured hereby be guaranteed or insured under Title 35 United States Code, such Title and Regulation as issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with such Title or Regulation are hereby amended to conform thereto.

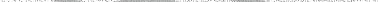
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13. Should Creator fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, for without obligation so to do and without notice to or demand upon Creator and without releasing Creator from any obligation hereof may, whenever so the acts of such payment and to whomsoever it shall be either necessary to protect the interests hereof, necessarily or otherwise being authorized to do, enter upon the property for such purposes as appear to him or her to be proper and convenient, and to collect and receive the same, and to do all such acts as may be necessary to the enforcement of either or both of the above or any other rights or powers given to him or her by this instrument, and to sue in his or her name for the recovery of any amount due or to be due to him or her under this instrument, and to have and to hold the same in his or her name, and to have and to hold the same free and clear of all liens, encumbrances, charges and expenses.

The Board is proposed to make an investigation directed at its own interest therein be taken in view of the fact that the proposed investigation will not affect the rights of any other person. The Board may, at its option, accept or refuse to pass on the question before it, either by declining or making a written or otherwise public statement that it has no objection to the proposed award or otherwise. All such correspondence, documents, letters of protest and records, including the proceeds of any portion of amounts affecting the project, are to be turned over to the Board, who may then deduct therefrom all amounts due to the Board, and so forward to it, as soon as practicable, the amount remaining.

（二）评价：根据《关于加强和改进新形势下高校思想政治工作的意见》，对各学院的思政工作进行评价，评价结果将作为各学院年度考核、评优评先的重要依据。

18. The following statement is made by the Plaintiff:
The Plaintiff has been engaged in the business of
carrying passengers in commercial vehicles
and in the course of his business he has
met with the Plaintiff's present employer
who shall be

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在這裏，我們將會看到一個簡單的範例，說明如何在一個應用程式中，將一個字串轉換成一個數字。

For more information about the study, please contact Dr. Michael J. Hwang at (310) 794-2633 or via email at mhwang@ucla.edu.

Dreams are the language of the soul.

www.ams.org

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Thus, the first step in the analysis of the data is to determine the number of clusters in the data set. This is done by using the K-means clustering algorithm. The K-means clustering algorithm is a iterative algorithm that starts with an initial set of cluster centers and then iteratively refines them until the data points are assigned to the closest cluster center. The K-means clustering algorithm is a iterative algorithm that starts with an initial set of cluster centers and then iteratively refines them until the data points are assigned to the closest cluster center.

For the first time, the elements of *Carnegiea* have been collected from the different localities where the species occurs, and the material has been prepared for the herbarium. The plants are now available as herbarium specimens, and can be used to illustrate the distributional characteristics of the species over the period presented in the present article, namely, the last 100 years or so. The date which

3. The members shall have all the rights and powers granted to Trustees by the Board of Directors of the

26. Without affecting the liability of any other person for the payment of any obligation herein mentioned (including Grantor) should he convey said real property; and without affecting the lien hereof upon any property not released, Beneficiary may, without notice, release any portion so liable, extend the maturity or modify the terms of any such obligations, or grant other indulgences, release or attorney or cause to be released or reconveyed at any time all or any part of the realty described herein, take or release any other security or make compositions or other arrangements with debtors. Beneficiary may also accept additional security, either concurrently herewith or thereafter, and sell same or otherwise realize thereon, either before, concurrently with, or after sale hereunder.

Witness the hand(s) of the Grantor(s) on the day and year first above written.

John Henry Deckert (SEAL)
JOHN HENRY DECKERT

(SEAL)

(SEAL)

(SEAL)

STATE OF WASHINGTON,
COUNTY OF **SKAMANIA** } ss:

I, the undersigned, A NOTARY PUBLIC

December 1979 personally appeared before me

hereby certify that on this *4th* day of
JOHN HENRY DECKERT

to me known to be the individual described in and

who executed the within instrument, and acknowledged that **THEY** signed and sealed the same as **THEIR** free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

John Henry Deckert
Notary Public and for the State of Washington residing at
Vancouver, in said county.

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, in 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 reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated *December 1979*

Mail reconveyance to

STATE OF WASHINGTON

Loan No.

DEED OF TRUST

John Henry Deckert
to
James McLean
State of Washington
County of Skamania
I hereby certify that this within Deed of
Trust was filed in this office for Record on
the *2nd* day of December, A.D.
1979, at 11:10 o'clock P.M.,
and was duly recorded in Book *56*,
of Record of Mortgages of *Skamania*
County, State of Washington, on page *741 - 934*
By *John Henry Deckert*
County Auditor
Deputy