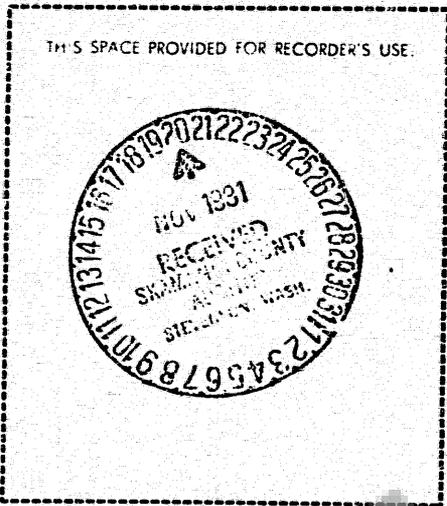




93616

1120 PACIFIC AVE.
TACOMA, WASHINGTON 98402



Filed for Record at Request of

Name Rainier Mortgage Company
Address Post Office Box C-34040
City and State Seattle, WA 98124
AT t: Wilma McLaughlin
Foreclosure Dept

PNII File No.

TRUSTEE'S DEED

JOHN E. SLOAN

The GRANTOR, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to:

RAINIER MORTGAGE COMPANY

GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 20, of Carson Valley Park, according to the official plat thereof on file and of record at page 148 of Book "A" of Plats, records of Skamania County, Washington.

8539



No. 8539
TRANSACTION EXCISE TAX
NOV 2 1981
Amount Paid Elmpt.
Skamania County Treasurer
By M. W. J. Cornwall

RECITALS:

- This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Johnny Clayton & Brenda L. Winegarden, Grantor, to Rainier National Bank as Trustee, and Rainier Mortgage Company as Beneficiary, dated March 14, 1980, recorded March 17, 1980 as No. 90442, in Book/80 Page/57 xxx page 85 records of Skamania County, Washington.
- Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$ 47,150.00 with interest thereon, according to the terms thereof, in favor of Rainier Mortgage Company and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
- The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
- Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
- Rainier Mortgage Company, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.
- The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on July 13, 1981 recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book/80 Page/57 xxx as No. 92765 xxx 983
- The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skamania County Courthouse, Stevenson, WA a public place, at 9 o'clock a. m., and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

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BOOK 80 PAGE 791

- 8. During foreclosure, no action was performed on an obligation secured by said Deed of Trust.
- 9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
- 10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 23, 1981, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$ 51,500.00 (cash) (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED this 28th day of October, 1981

THE WITHIN

Ekmanian County Title Co
Stevenson, Wn

9:45 A Jan 19 82

Deeds 80
790

J. M. Cohen
J. Nevis

STATE OF WASHINGTON
COUNTY OF Pierce

On this day personally appeared before me
JOHN E. SLOAN
to me known to be the individual described in and who executed the within and 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
28th day of October, 1981
John E. Sloan
Notary Public in and for the State of Washington, residing at Tacoma

STATE OF WASHINGTON
COUNTY OF _____

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 _____

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 _____ 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 _____

STATE OF WASHINGTON
NOTARY PUBLIC
THE WITHIN

Ekmanian Co. Title Co
Stevenson, Wn

11:50 A Nov. 20 81

mtg 58
356

J. D. Messenger
J. Nevis
DEPUTY

Registered
no. 4 Dir. 9
20
11
March 12 4 81

ROLL 182.3
DAILY RECORDINGS
COMMISSIONERS
MARRIAGE APPLICATIONS