



**PIONEER NATIONAL
TITLE INSURANCE**

ATICOR COMPANY

Filed for Record at Request of

Name LEGAL DEPARTMENT; First Independent Bank

Address P.O. Box C-004

City and State Vancouver, Wa. 98668-0004

WI-625

02-05-20-0-0-0103-00

PNTI File No.

THIS SPACE PROVIDED FOR RECORDER'S USE	
DATE	11-26-84
TIME	12-26-84
INSTRUMENT	Sh. Co. Title Co.
OF	Stevenson
AT	11-26-84
WAS REC.	84
RECORDS OF	205
WITH	
Charg M. Allen	
E. M. Allen	

TRUSTEE'S DEED

D. JEAN SHAW

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:

FIRST INDEPENDENT BANK

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

The following described real property located in Skamania County, State of Washington, to-wit:

Beginning at the Southeast corner of the Northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian; thence North 01°23'49" East along the East line of said Northeast quarter, 540.94 feet to the true point of beginning; thence continuing North 01°23'49" East along said East line 272.02 feet; thence North 88°12'57" West parallel to the South line of the North half of the Northeast quarter of the Northeast quarter of said Section 20, 806.16 feet to the center of a private road more particularly described on short plat approval recorded at pages 43 & 43J of Book 1 of short plats, Auditor's file no. 82512, records of Skamania County, Washington; thence Southerly along said road easement to a point that bears North 88°12'57" West from the point of beginning; thence, South 88°12'37" East 753.79 feet to the point of beginning.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust, between MICHAEL L. KNOEL & SUSAN M. KNOEL, HUSBAND AND WIFE as Grantor, to SAFE CO. TITLE INSURANCE COMPANY as Trustee, and COLUMBIA GORGE BANK now FIRST INDEPENDENT BANK as Beneficiary, dated June 27, 1983, recorded July 8, 1983 in Book/Reel 83 96036 57, Page/Frame 450 and re-recorded December 9, 1983 under Auditor's file # 9825 records of Skamania County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$ 56,892.98 with interest thereon, according to the terms thereof, in favor of COLUMBIA GORGE BANK now FIRST INDEPENDENT BANK and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

4. 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.

5. COLUMBIA GORGE BANK now FIRST INDEPENDENT BANK, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

6. 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 June 26, 1984, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 98122

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as SKAMANIA COUNTY COURT HOUSE, North Entrance STEVENSON, WASHINGTON a public place, at 11:00 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 between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; 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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8. During foreclosure, no action was pending 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 7, 1984, 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 \$ 73,938.74 ~~MMO~~ (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 19th day of December, 1984

10125

RECEIVED
DEC 26 1984
ATTORNEY GENERAL
By James K. Hether

D. Jean Shaw (Trustee)

By _____ (Name - Title)

By _____ (Name - Title)

STATE OF WASHINGTON
COUNTY OF Clark ss.

On this day personally appeared before me

D. JEAN SHAW

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.

GIVEN under my hand and official seal this 19th day of December, 1984
James K. Hether
Notary Public in and for the State of Washington, residing at Vancouver

STATE OF WASHINGTON
COUNTY OF _____ ss.

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 _____

