AFTER RECORDING RETURN TO:

DEED OF TRUST

Vancouver 75B

Financial Center

118417 PO Box 1090 Vancouver

WA 98666

UCT 93-597 ...

Attention: IRENE M SPARKS

BOOK 140 PAGE 682

Loan # 002-04-144-0242355-1

THIS DEED OF THUST IS DOTWOOD	wife	FITCH, husband and
whose address is MPO .OGR, MORNING	WINGS LANE	
	WASHOU	KGAL WA 98671
("Grantor"); CLARK CO. TITLE	PENNSYLVANIA	corporation, the address
which is 1400 WASHINGTON ST.,	VANCOUVER, WA.98660	, and its successors in trust ar
and the state of t	UAL SAVINGS BANK, "e Weshington corporation,	the address of which is 1201 Third Avenue
1. Granting Clause Grantor hereby grants	, bargains, sells and conveys to Trustes in trust, wi	th power of sale, the real property in
CYTURNITY	ounty. Washington, described below, and all interes-	

County, Washington, described below, and all interest in it Grantor ever gets:

see attached

FILED FOR RECORD SKAHAS A CO. WASH BY CLARK COUNTY TITLE

Jan 5 12 24 PH 194 GARY M. OLSON

Registered Indexed, Dir Indirect Filatd Mailed

together with: all income, rents and profits from it; all plumbing, lighting, air conditioning and heeting apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in appliances, and other fixtures, at any time installed on or in or used in connection with such real property, all of which at the option of Beneficiary may be considered to be either personal reperty or to be part of the real estate.

All of the property described above will be used the "Property." To the extent that any of the Property is personal property Grantor grants Beneficiary, as secured party, a security interest in all such property and this Deed of Trust shall constitute the Security Agreement between

2. Securi	ity This Deed of	Trust is given	to secure perf	ormance of each pro	mise of Gran	tor contained	herein, and	the payment of
	Eight Thou						Th	• •

(\$ 38,000.00) (called the "Loan") with interest as provided in the Note which evidences the Loan (the "Note"), and my renewals, modifications or extensions thereof. It also secures payment of certain fees and costs of Beneficiary as provided in Section 9 of this Deed of Trust, and repayment of money advanced by Beneficiary under Section 6 or otherwise to protect the Property or Beneficiary's interest in the Property. All of this money is called the "Debt".

If this box is checked, the Note provides for a variable rate of interest. Changes in the interest rate will cause the payment amount and/or Loan term to also change.

3. Representations of Granter Grantof represents that:

(a) Grantor is the owner of the Property, which is unencumbered except by: essements, reservations, and restrictions of record not present with the intended use of the Property, and any existing mortgage or deed of trust given in good faith and for value, the existence of (b) The Property is not used primarily for agricultural or farming purposes.

4. Sale Or Transfer Of Property If the Property or any interest therein is sold or otherwise transferred by Grantor without Grantor's first applying in full the Debt and all other sums secured hereby, or if Grantor agrees to sell or transfer the property or any interest therein without ret repaying in full the Debt and all other sums secured hereby, the entire Debt shall become immediately due and payable without notice from entirities and the Default Rate (as that term is defined below) from the date of the sale or transfer until paid in full. In addition, entirities the right to exercise any of the remedies for default permitted by this Deed of Trust.

5. Promises of Granter Grantor provises:

(a) To keep the Property in good repair; and not to move, after or demolish any of the improvements on the Property without Beneficiary's prior written careant;

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions artifacting the Property;

(c) To pay on time all lawful faces and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior mortgage or deed of trust covering the Property or any part of it and pay all extention due and ewing thereunder in a finely manner;

(e) To keep the Property and the improvements thereon insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value of the improvements, and to deliver evidence of such insurance coverage to Beneficiary sensitions what be named as the loss payee on all such (f). To see to it that this Deed of Trust remains a valid lien on the Property superior to all here except those described in Section 3(a), and to keep the Property free of all encurribrances which may impair Beneficiary's security. It is agreed that if anyone asserts the priority of any impair the lien of this Deed of Trust for purjeces of this Section 5(f).

6. Custom of Defaults if Grantor falls to committe with any of the covenants in Section 5. including compliance with all the tarms of any prior

6. Curing of Defaulté: If Grantor fails to comply with any of the covenants in Section 5, including complier mortgage or deed of trust, Beneficiary may take any action required to comply with any such covenants wire remody it may have for Grantor's failure to comply. Repentment to Beneficiary of all the money spent by Benefic secured by this Deed of Trust. The amount spent shell bear interest at the Default Rate (as that term is ded Grantor on demand.

a breach of any of the promises contained in this Deed of Trust is essential. If Grantor doesn't pay any installment of the Loan of time, or if there is a breach of any of the promises contained in this Deed of Trust or any other document securing the Loan, Grantor will be in default and the Debt and any other money whose repayment is secured by this Deed of Trust shall immediately become due and payable in full at the option of repayment in full is demanded, including unpaid interest, will beer interest at a rate of lifteen percent (15%) per year (the "Default Rate") from with the Deed of Trust Account to the December of the Containt of the Containt and the December of the Containt Rate") from		7 Defeates #sta = 5
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10. Recoveryence Trustes shall recovery at 0 ray part of the Property under the Uniform Commercial Code. 11. Trustes shall recovery at 0 ray part of the Property covered by this Doed of Trust is the problem entitled therete, on by the property of Caracter and Beneficiary, or upon satisfaction of the Doeds and other obligations secured and written request for recoveryence and the secure of the Seath, including a successor Trustee, and upon the recording of such appointment in the mortgans are resigned on of Trustee. Beneficiary shall specify the successor trustees had be vested with all powers of the original Trustee. Including the successor trustees had be secretally as a part of the Seath of the	٠.	
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(1)

The following described property located in the State of Washington, County of Skamania:

The North half of the West half of the Southeast quarter of the Mortheast quarter of Section 19, Township 2 North, Range 5 East of Willamette Meridian.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over an across the East 60 feet of the South half of the West half of the West half of the West half North, Range 5 East of the Willamette Meridian.

ALSO KNOWN AS Lot 2 of PATSY L. HARADA SHORT PLAT, recorded in Book "2" of Short Plats, page 92, under Auditor's File No. 88151, records of Skamania County, Washington.

BOOK 140 PAGE 684