

120194

TRUSTEE'S DEED

BOOK 144 PAGE 982

The GRANTOR, Peter J. Mozena, 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 Roger R. Erickson and Joan M. Erickson, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

Lot 18 and 19, WASHOUGAL RIVERSIDE TRACTS, according to the plat thereof, recorded in Volume A of plats, page 80, records of SKAMANIA County, Washington.

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 Pearleen Harvey, as Grantor, to Chicago Title Insurance Company as Trustee, and to Roger R. Erickson and Joan M. Erickson, as Beneficiary, dated March 30, 1992, recorded March 30, 1992, under Auditor's File No. 113173, 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 \$85,000.00 with interest thereon, according to the terms thereof, in favor of Roger R. Erickson and Joan M. Erickson 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 made 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. Roger R. Erickson and Joan M. Erickson, being then the holders 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.
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 March 4, 1994, recorded

1-TRUSTEE'S DEED

Noted	✓
Indexed	✓
Filed	✓
Mar 4 1994	

16811

REAL ESTATE EXCISE TAX

AUG 04 1994

PAID

SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Assessor
By: J.L. Parcel # 2-5-22-3-1890

8/7/94

in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale" of said property in Book 141, Page 738, as No. 118853.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skamania County Courthouse, south side steps, a public place, at 11:00 o'clock a.m., on July 22, 1994, 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 ninety 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 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 or served to or 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.
8. During the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 22, 1994, 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 by the satisfaction in full of the obligations then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

DATED this 3rd day of August, 1994.


Peter J. Mozena, Successor Trustee

STATE OF OREGON)

) ss.

County of Multnomah)

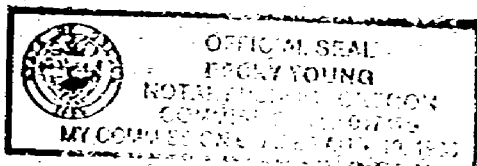
On this day personally appeared before me Peter J. Mozena to me known to be the individual described in and who executed the

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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 3 day of August, 1994.



Becky Young
Notary Public for Oregon
My commission expires: 8/10/96

FILED FOR RECORD
SKAMAHIA CO. WASH
BY Peter J. Mozzina

AUG 4 3 10 PM '94
P. J. Mozzina
AUDITOR
GARY M. OLSON