

SCR 19162 121436 DEED OF TRUST BOOK 147 PAGE 853

PARTIES: This Deed of Trust is made on JANUARY 5, 1995, among the Grantor, JOSEPH CARL DOUGLASS AND KAREN W DOUGLASS, HUSBAND AND WIFE ("Borrower"), RIVERVIEW SERVICES, INC. ("Trustee"), and the Beneficiary, RIVERVIEW SAVINGS BANK a corporation organized and existing under the laws of WASHINGTON, whose address is 700 NE FOURTH AVE. PO BOX 1068 CAMAS, WA 98607 ("Lender").

CONVEYANCE: For value received, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures (all called the "property").

PROPERTY ADDRESS: MP 0.43 KANAKA CRK RD, STEVENSON, Washington 98648
(Street) (City) (Zip Code)

LEGAL DESCRIPTION:
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

JAN 10 12:42 PM '95
AUDITOR
GARY M. OLSON

Registered ☒
Indexed, On ☒
Indirect ☒
Filed ☒
Mailed ☒

located in SKAMANIA County, Washington.

TITLE: Borrower covenants and warrants title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and

SECURED DEBT: This deed of trust secures to Lender repayment of the secured debt and the performance of the covenants and agreements contained in this deed of trust and in any other document incorporated herein. Secured debt, as used in this deed of trust, includes any amounts Borrower owes to Lender under this deed of trust or under any instrument secured by this deed of trust and all modifications, extensions, and renewals thereof.

The secured debt is evidenced by (List all instruments and agreements secured by this deed of trust and the dates thereof.):

☒ DEED OF TRUST

☐ Future Advances: The above debt is secured even though all or part of it may not yet be advanced. Future advances are contemplated and will be secured to the same extent as if made on the date this deed of trust is executed.

☐ Revolving credit loan agreement dated _____, with initial annual interest rate of _____%. All amounts owed under this agreement are secured even though not all amounts may yet be advanced. Future advances under the agreement are contemplated and will be secured to the same extent as if made on the date this deed of trust is executed.

The above obligation is due and payable on JANUARY 1, 2005 if not paid earlier.

The total unpaid balance secured by this deed of trust at any one time shall not exceed a maximum principal amount of TWENTY EIGHT THOUSAND AND NO/100 * * * * * Dollars (\$ 28,000.00), plus interest, plus any amounts disbursed under the terms of this deed of trust to protect the security of this deed of trust or to perform any of the covenants contained in this deed of trust, with interest on such disbursements.

☐ Variable Rate: The interest rate on the obligation secured by this deed of trust may vary according to the terms of that obligation.

☐ A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this deed of trust and made a part hereof.

RIDERS: ☐ Commercial ☐

SIGNATURES: By signing below, Borrower agrees to the terms and covenants contained in this deed of trust, including those on page 2, and in any riders described above signed by Borrower. Borrower also acknowledges receipt of a copy of this deed of trust on today's date.

X Joseph Carl Douglass
JOSEPH CARL DOUGLASS

X Karen W Douglass
KAREN W DOUGLASS

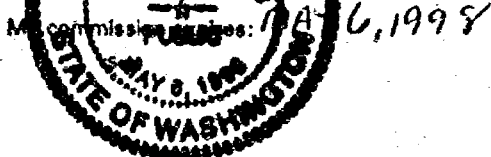
ACKNOWLEDGMENT: STATE OF WASHINGTON, SKAMANIA County ss:

On this 5th day of JANUARY, 1995, before me personally appeared JOSEPH CARL DOUGLASS AND KAREN W DOUGLASS, HUSBAND AND WIFE, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

Corporate Acknowledgment

(Title(s))
of the corporation that executed the within and foregoing instrument, and acknowledged 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 _____ has authorized the execution of said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.



Debi: J. Barnum DEBI J. BARNUM
Notary Public in and for the State of Washington, residing at
CAMAS

WASHINGTON

EXHIBIT "A"

BOOK 147 PAGE 854

Lot 6, STEVENSON PARK ADDITION, according to the recorded Plat thereof, recorded in Book A of Plats, Page 38, Skamania County Records and the following tract of land, beginning at the Southeast Corner of said Lot 6; thence East 120 feet; thence South 100 feet; thence West to the East boundary of Kanaka Creek Road to the Southwest Corner of said Lot 6; thence East along the South line of Lot 6 to the point of beginning, all in the County of Skamania, State of Washington.

EXCEPTING that portion of Lot 6 conveyed to Lavera R. Satterfield recorded April 4, 1991 in Book 122, Page 887, Skamania County Deed Records.

ALSO EXCEPTING that portion conveyed to Lavera R. Satterfield Et Ux, by instrument recorded March 12, 1992 in Book 127, Page 683, Skamania County Deed Records.

Unofficial
Copy