

BOOK 148- PAGE 287

Loan No.: 56-30-519468638  
Grantor/Successor: MICHAEL D. SWEENEY

01-5HE4755 (0034) TD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

WHEN RECORDED RETURN TO:  
RURAL ECONOMIC & COMMUNITY DEVELOPMENT  
ATTN: KATHERINE A. ANDRUSS  
P.O. BOX 2426  
OLYMPIA WA 98507-2426

FEB 15 11 50 AM '95  
P. Johnson  
AUDITOR  
GARY M. OLSON

5C 72 18965  
121641

TRUSTEE'S DEED

The GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION, A Washington Corporation, 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: U.S.A., ACTING THROUGH FARMERS HOME ADMINISTRATION NKA RURAL ECONOMIC & COMMUNITY DEVELOPMENT, U.S. DEPT. OF AGRICULTURE, GRANTEE, that real property, situated in County of SKAMANIA, State of Washington, described as follows:

LOT 10, BLOCK 9, PLAT OF RELOCATED NORTH BONNEVILLE, RECORDED IN BOOK "B" OF PLATS, PAGE 16, UNDER SKAMANIA COUNTY FILE NO. 83466, ALSO RECORDED IN BOOK "B" OF PLATS, PAGE 32, UNDER SKAMANIA COUNTY FILE NO. 84429, 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 dated October 6, 1988, recorded in Vol 111 of Deeds of Trust, page 185 under Auditor's File No. 105961, of SKAMANIA County, Washington, from GORDON L. HARRIS AND ARDYS L. HARRIS, HUSBAND AND WIFE, as Grantor, to FARMERS HOME ADMINISTRATION NKA RURAL ECONOMIC & COMMUNITY, as Trustee, and U.S.A., ACTING THROUGH FARMERS HOME ADMINISTRATION NKA RURAL ECONOMIC & COMMUNITY DEVELOPMENT, U.S. DEPT. OF AGRICULTURE, as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$45,000.00 with interest thereon, according to the terms thereof, in favor of U.S.A., ACTING THROUGH FARMERS HOME ADMINISTRATION NKA RURAL ECONOMIC & COMMUNITY DEVELOPMENT, U.S. DEPT. OF AGRICULTURE, 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.

17166  
REAL ESTATE EXCISE TAX

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PAID FEB 15 1995  
OF Deputy  
SKAMANIA COUNTY TREASURER

Registered	✓
Indexed, Dir	✓
Indirect	✓
Filed	✓
Mailed	✓

Skamania County Auditor  
2-9-20-3-4-3800

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5. U.S.A., ACTING THROUGH FARMERS HOME ADMINISTRATION NKA RURAL ECONOMIC & COMMUNITY DEVELOPMENT, U.S. DEPT. OF AGRICULTURE, 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 the 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 November 10, 1994, recorded in the office of the Auditor of SKAMANIA County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel 146, Page/Frame 973, as No. 121027.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as NORTH ENTRANCE OF THE SKAMANIA COUNTY COURTHOUSE, STEVENSON, WA, a public place, at 10:00 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 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 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 February 10, 1995, 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 \$62,824.76 (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute).

DATED: February 13, 1995

REGIONAL TRUSTEE SERVICES CORPORATION  
F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION

Trustee

BY

*Bette-Jane Ruhl*  
BETTE-JANE RUHL  
SECRETARY

Address: 1201 THIRD AVENUE  
SEATTLE WA 98101

Telephone: 206 340-2550

STATE OF Washington

COUNTY OF KING

SS.

On February 13, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BETTE-JANE RUHL to me known to be the SECRETARY of REGIONAL TRUSTEE SERVICES CORPORATION F/K/A INTERSTATE TRUSTEE SERVICES CORPORATION 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 he/she is 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. *Rebecca L. Phillips* Notary Public in and for the State of Washington, residing at *Redmond*.

My commission expires *2-15-98*.

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REBECCA L. PHILLIPS  
STATE OF WASHINGTON  
NOTARY---PUBLIC  
MY COMMISSION EXPIRES 2-15-98