



THE CIT GROUP/SALES FINANCING, INC.

Address P.O. BOX 24610

City and State OKLAHOMA CITY, OK 73124-0610

THIS SPACE PROVIDED FOR RECORDER'S USE
FILED FOR RECORD
SEAFARER CO. WASH
BY SEAFARER CO. TITLE

AUG 31 10 45 AM '95

Gary
AUDITOR
GARY M. OLSON

123200

DEED OF TRUST BOOK 152 PAGE 154

NAMES AND ADDRESSES OF ALL GRANTORS: PATRICK J. COCHRAN WILDA L. COCHRAN 21 COCHRAN LAKE STEVENSON, WA 98648		BENEFICIARY: CENTRAL HOMES/TALENT 111 S. PACIFIC HWY TALENT, OR 97540	
TRUSTEE: SKAMANIA COUNTY TITLE COMPANY			
ADDRESS: 43 RUSSELL ST, STEVENSON, WA 98648			
TRANSACTION	DATE OF TRANSACTION	DATE FINAL PAYMENT DUE	AMOUNT FINANCED
			\$ 78,235.32

ANNUAL PERCENTAGE RATE: 08.99 %

THE WORDS "I," "ME" and "MY" REFER TO ALL GRANTORS INDEBTED ON THE SECURITY AGREEMENT SECURED BY THIS DEED OF TRUST.

THE WORDS "YOU" AND "YOUR" REFER TO BENEFICIARY OR ASSIGNS.

CONVEYANCE OF REAL ESTATE IN TRUST

To secure payment according to the terms of a Security Agreement which I signed today promising to pay you the above Amount Financed together with a Finance Charge and to secure all my other and future indebtedness to you and my obligations under this Deed of Trust, each of the undersigned grants, transfers, conveys and assigns to the Trustee named above in trust, with power of sale, the real estate described below, all present and future improvements and fixtures on the real estate and all rents and profits from the real estate, which is located in Washington, County of SKAMIA

SEE ATTACHED LEGAL DESCRIPTION 'EXHIBIT A'

TERMS AND CONDITIONS:

The real estate is not used principally for agricultural or farming purposes.

I will comply with all applicable laws and restrictions covering the real estate.

PAYMENT OF OBLIGATIONS

11. If any obligations secured by this Deed of Trust according to their terms, this Deed of Trust will be null and void.

11. If I pay all obligations secured by this Deed of Trust according to their terms, this Deed of Trust will be null and void. The Trustee will reconvey all or any part of the real estate to the person entitled to it on your written request and on payment of the indebtedness secured by this Deed of Trust.

I agree to pay all costs and attorneys' fees arising in connection with a foreclosure under this Deed of Trust.

TAXES-LEADS-INSURANCE

I will pay before delinquent all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate, whether superior or inferior to the lien of this Deed of Trust, and maintain insurance on all improvements on the real estate in your favor in a form and amount satisfactory to you. At your election, you may pay any such tax, lien assessment, obligation, encumbrance or other charge, or purchase such insurance in your own name if I fail to do so, and I agree to pay such amounts to you. The amount you pay will bear interest at the Annual Percentage Rate disclosed above and will be an additional amount secured by this Deed of Trust.

(CONTINUED ON OTHER SIDE)

IN WITNESS WHEREOF I have hereto subscribed my name this 21st day of AUGUST 1995

NOTICE: DO NOT SIGN BEFORE YOU HAVE READ BOTH SIDES OF THIS INSTRUMENT.

Patrick J. Cochran
PATRICK J. COCHRAN
Wilda L. Cochran
WILDA L. COCHRAN

STATE OF WASHINGTON
COUNTY OF SKAMANIA

12.

On this day personally appeared before me PATRICK J. COCHRAN to me known to be individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he did so signed the same as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of AUGUST

Given under my hand and official seal this 21st day of November
 1961
 Deb. J. Deinum DEBI J. BARNUM

History Public in and for the State of Washington residing at

My Commission Expires MAY 6, 1998

#951671243529/ACAPB

10/10/2017 / 10/10/2017 - Board of Trustees

ORIGINAL



Registered _____
 Indexed _____
 Indexed _____
 Filmed _____
 Mailed _____

(CONTINUED FROM OTHER SIDE)

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DEFAULT

If I default in paying any part of the obligation secured by this Deed of Trust or if I default in any other way under this Deed of Trust or under any instrument which it secures, all my indebtedness to you, together with accrued and unpaid Finance Charge, will become due, if you desire, without your advising me. In that event, if you so request in writing, Trustee will sell the real estate in accordance with the Deed of Trust Act of the State of Washington at public auction to the highest bidder. Any person except the Trustee may bid at Trustee's sale. The Trustee will apply the proceeds of the sale first to the unpaid balance. If any money is left over after the Trustee has applied the proceeds to the costs of the foreclosure and to my indebtedness, it will be paid to the persons entitled to it.

The Trustee will deliver a deed to the purchaser at the sale, without warranty, which will give the purchaser the interest in the real estate which I had or had the power to convey at the time I signed this Deed of Trust or which I may have acquired after that time. The Trustee's deed will recite the facts showing that the sale was made in compliance with all requirements of law and of this Deed of Trust, and will be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrancers for value.

The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; you may have this Deed of Trust foreclosed as a mortgage.

APPOINTMENT OF TRUSTEE

You may substitute and appoint another trustee for the Trustee named above, without permission from me or the Trustee. Any successor trustee will have all of the title, powers and duties of the Trustee named above.

CONDITION OF REAL ESTATE

I will maintain the real estate in good condition and repair and will not commit or permit any waste of the real estate, and restore promptly any improvements thereon which may be damaged or destroyed.

EXTENSIONS AND MODIFICATIONS

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this Deed of Trust will affect any other obligations under this Deed of Trust. Beneficiary may assign his rights under this Deed of Trust.

(SEE SIGNATURES ON OTHER SIDE)



The CIT Group
Sales Financing, Inc.
Suite 111
3700 Pacific Highway E
Tacoma, WA 98424

BOOK 152 PAGE 156

LEGAL DESCRIPTION FOR COCHMAN



EXHIBIT "A"

A tract of land in the Northwest Quarter of the Southeast Quarter of Section 22, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at a point 150 feet North of the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 22, thence West 80 Roads to the West line of the said Northwest Quarter of the Southeast Quarter, thence North 150 feet; thence East 80 Roads to the East line of the said Northwest Quarter of the Southeast Quarter; thence South 150 feet to the place of beginning.

TOGETHER WITH 1996 FLEETWOOD 28 X 56 BARRINGTON SN# WAFLS31AB13625-BAL3

A company of
Dai-ichi Kangyo Bank and
Credit Banking Corporation