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First American Title Insurance Company

Filed for Record at Request of

Name Virginia Alice HoodAddress 37381 Gore DriveCity and State Lebanon, OR 97355

THIS SPACE PROVIDED FOR RECORDERS USE

SKAMANIA CO. TITLE

MAY 23 11 34 AM '86

P. Laury
AUDITOR

GARY M. OLSON

SCR 19221

Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 23rd day of May, 1986, between
JEFFREY CARLSON and PATRICIA HOOD, husband and wife GRANTOR,
 whose address is 2546 Warren Ave. North, Seattle, WA 98109
 and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation,
 TRUSTEE, whose address is 43 Russell St., Stevenson, WA and
VIRGINIA ALICE HOOD, a married woman as her separate estate, BENEFICIARY,
 whose address is 37381 Gore Drive, Lebanon, OR 97355
 WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following
 described real property in Skamania County, Washington:

SEE ATTACHED EXHIBIT "A"

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which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of Fifty Four Thousand and 00/00 Dollars (\$ 54,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

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EXHIBIT A

A tract of land in the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 600 feet South and 642 feet West of the Northeast corner of Government Lot 9 of said Section 1 which is the Northwest corner of a tract of land conveyed to Gary H. Martin, et ux., by Quiet Title Action, recorded February 2, 1996 in Book 155, Page 142; thence continuing North 89° 14' West to the Northeast corner of a tract of land conveyed to Alex Bourdeau by instrument recorded February 7, 1986, in Book 100, Page 316; thence South along said East line 160 feet, more or less, to the Northeasterly line of a tract of land conveyed to Hegewald Lumber by instrument recorded in Book 33, Page 189; thence South 50° East along said line 290 feet, more or less, to the most South, Southwest corner of a tract of land conveyed to Theo Linds by instrument recorded February 6, 1911, in Book N, Page 69; thence East 82 feet; thence North 109 feet to the Southeast corner of the Martin Tract; thence West along said South line 82 feet to the Southwest corner of said Martin Tract; thence North along said West line 150 feet to the point of beginning.

EXCEPT that portion lying within Second Street.

ALSO EXCEPT that portion conveyed to Gust Melomas by instrument recorded May 17, 1938, in Book 27, Page 67.