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BOOK 165 PAGE 657

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AFTER RECORDING MAIL TO: Name Lazelle Addrew PO Box 582 Chy/Stare Carson, NA 98610 Serve 2023.3 Deed of Trust (For Use in the State of Washington Only) THIS DEED OF TRUST, made this 28, day of May 19.97 . RETWEEN MARLENE REISLER, a married person as her separate éstate GRANHOR whose address is PO Box 529, Carson NA 98610 and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address is PO Box 277, Stevenson, NA 98648 and HICRAEL, G. LAZELLE and RUTR E. LAZELLE, husband and wife. BENEFICIARY, whose address is PO Box 582, Carson NA 98610 WITNESSEH!: Grantot lereby bragains, sells and conveys to Truste in Trust, with power of sale, the following described real property in _Skamania County. Washington: A tract of land in the Northeast Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 8 East of the Williamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 4 of the Lazelle Coates Short Plat, recorded in Book 3 of Short Plats, Page 278, Skamania County Records. Assessor's Propeny Tax Parcel/Account Numbri(s): 03-08-17-5-0-603-00 which real property is not used principally for a ricultural or farming purposes, spector with all the terements, hereditaments, and appoint pances now or bereafter thereunts belonging or in any wise apprension, and payment of the sum of Twenty Five Thousand and 00/00 Dollars 15		
SARY M. OLSON Mann. Lazelle Matres. PO Box 582 City/State. Carson, WA 98610 Serve in the State of Washington Only THISDEEDOF TRUST, made this 28 day of May 19-97. BETWEEN MARIENE NEISLER, a married person as her separate éstate GRANIOR whose addressis. PO Box 629. Carson MA 98610 and FIRST AMERICAN THLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address is PO Box 277. Stevenson, WA 98648 and MICHAEL, G. LAZELLE and RUTH E. LAZELLE, husband and wife. BENEFICIARY, whose address PO Box 582, Carson WA 98610 with power of sale, the following described real property in Skamania A tract of land in the Northeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Williametre Meridian, in the County of Stamania, State of Washington, described as follows: Lot 4 of the Lazelle Coates Short Plat, recorded in Book 3 of Short Plats, Page 278, Skamania County Records. Assessor's Property is not used principally for annealment of farming purposes, specific with all the terements, hereditaments, and appunctances now or hereafter thereunts beinging or in any wise apertuning, and the rents, issues and profits thereof. This deed is for the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreement of grants between the purpose of securing performance of each agreeme	J'Xaviy.	70.
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Deed of Trust Were use in the State of Baskington Only) THIS DEED OF TRUST, make this 28 day of May 19.97 BETWEEN MARLESE NEISLER, a married person as her separate fistate Separate fistate GRANIOR whose address is PO Box 629 Carson MA 98610 and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address is PO Box 277. Stevenson, MA 98640 WINNESSITH: Grantor bereby bargains, sells and conveys to Trustee in Trust with power of sale, the following described real property in Skanania County Washington: A tract of land in the Northeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Williamette Meriddan, in the: County of Skanania, State of Washington, described as follows: Lot 4 of the Lazelle Coates Short Plat, recorded in Book 3 of Short Flats, Page 278, Skamania County Records. Assessor's Propeny Tax Parcel/Account Number(s): 03-08-17-3-0-603-00 which real property is not used principally for agricultural or farming purposes, together with all the tenements, herediturents, and appure nances 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 grounty berein contained, and payment of the sum of Twenty Five Thousand and 00/00 with interest, in accordance with the terms of a promisery nice of exendate berevith, payable to Benchicary or order, and make the growth of Grantor, or any of their soccessors or assigns, together with interest thereon at such rate as shall be agreed upon page 1642.	Nank_LazelleOART M. ULSON	\sim 1
Deed of Trust (For Use in the State of Washington Only) THISDEED OF TRUST, made this 28. day of May 19. 97 BETWEEN. MARLEEN REISLER, a married person as her separate éstate GRANIOR. whose address is PO Box 629, Carson WA 98610 and FIRST AMERICAN THLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address is PO Box 271. Stevenson, WA 98648 and HICHAEL, G. LAZELLE and RUTH E. LAZELLE, husband, and wife. BENEFICIARY, whose address is PO Box 582, Carson WA 98610 WITNESSETH: Grantor bereby bargains, sells and conveys to Trustee in Trust with power of sale, the following described real property inSkamania	Address PO Box 582	·
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MARLERE NEISLER, a married person as her separate éstate (Aries par les estate) (This grace for title company we only) and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address is PO Box 277, Stevenson, WA 98648 and HICHAEL, G. LAZELLE and RUTH E. LAZELLE, husband and wife. BENEFICIARY, whose address is PO Box 582, Carson WA 98610 WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trustwith power of sale, the following described real property in Skamania County. Washington: A tract of land in the Northeast Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meriddan, in the County of Skamania, State of Washington, described as follows: Lot 4 of the Lazelle Coates Short Plat, recorded in Book 3 of Short. Flats, Page 278, Skamania County Records. Assessor's Property Tax Parcel/Account Number(s): 03-08-17-3-0-603-00 which real property is not used principally for arricultural or farming purposes, together with all the tenements, hereditaments, and appurchances now or bereafter thereunto belonging or in any wise appertanting, and the rents, issues and profits thereof. This deed is for the purpose of securing performance of each agreement of grantor berein contained, and payment of the sum of Twenty Five Thousand and 00/00 Dollars S 25,000.00 with interest, in accordance with the terms of a promissory note of even due berewith, 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 leaned by Beneficiary to Grantor, or any of their sexcessors or assigns, together with interest thereon at such rate as shall be agreed upon 1, page 1 of 2 **Bested, Bit >**Page 2017/96**		pany
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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 to read 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 fawful 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.
- or encumerances impairing the security of this feed 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 amount not less than the total debt secured by this feed 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 Such applied upon any indebtedness hereby secured in such order as the Beneficiary shall not cause discontinuance of any proceedings to foreclose this fleet of Trust. In the event 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 beteof or the rights or powers of Beneficiary or Trustee, and to occus and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in a 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 bereby and Trustee's and attorney's fees actually incurred, as provided by statute.

 5. Should Granter fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the properts hereinabove described. Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

- 1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.
- 2. By accepting payment of any sums secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

 3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.
- 4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all Beneficiary. Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the of the sale, including a reasonable Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense shall be distributed to the persons except Trustee's feet. (2) to the obligation secured by this Deed of Trust. (3) the surplus, if any, and the persons except the surplus are shall be distributed to the persons excitled thereto.
- 5. Trustee shall defiver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facile evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrancers for value.
- 6. 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 re-redy:

 Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.
- 7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee, and upon vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trustee.

 Trustee or Beneficiary shall be a party unless such action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is erought by
- 8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties bereto, but on their heirs, devisees, legalees, named as Beneficiary herein.

 The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not a secured hereby.

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REQUEST FOR FULL RECONVEYANCE Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated	19	7	-400	J J - L L CLIQCI.	
Do not lose or destroy this Dee reconveyance will be mode.	d of Trust OR THE N	iOTE which it secures.	Both must be delive	red to the Trustee for co	no flation hal-
LPB-22 (11/96)	-			•	
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BOOK 165 PAGE 659

County of SKAMPNIA 355	ACKNOWLEDGMENT - Individua
On this day personally appeared before me MAFL	ENE NEISLER
to be the individual(s) described in and a b	to me know
to be the individual(s) described in and who executed the within the second $A = A + B$	n and foregoing instrument, and acknowledged that SHE
signed the same as free and volun	tary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this 2157	
ON EN under my hand and official seal this	duy ofMAY
WILLIAM SON	
STATE OF STA	
O KOTA Q	
3 July S. G.	()
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A CON OF WASHING	Notary Luttle in and for the State of Washington.
AND CALLED OF THE COLUMN TO TH	residing at CAMAS
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	ly appointment expires MAY (0, 1998)
STATE OF WASHINGTON,	ACKNOWLEDGMENT - Corporate
County of Ss.	Transfer to Corporate
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On this day of, 19	, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally ap	Ocared
President and	to me known to be th
President and Secretary, r	espectively, of
ine corporation that executed the foregoing instrumen	t, and acknowledged the said instrument to be the free and voluntar
act and deed of said corporation, for the uses and purposes there	ein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal af	fixed (if any) is the corporate seal of said corporation
	or said corporators.
Witness my hand and official seal hereto affixed the da	y and year first above written.
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P 1	Notary Public in and for the State of Washington,
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his jurat is page of and is attached to	• . •
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