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SKETCH
BY Anthony Connors

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Feb 13 9 02 AM '93

J. Slawry

AUDITOR

GARY H. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1.	Notice of Trustee's Sale
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1.	Connors, Anthony H.
2.	Klicks, Christopher
3.	
4.	
☐ Additional Names on page _____ of document	
GRANTEE(S) (Last name, first, then first name and initials)	
1.	Klicks, Christopher
2.	Scandian, Ruth
3.	
4.	
☐ Additional Names on page _____ of document	
LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
SW 1/4 of SE 1/2 of Sec. 26, T2N, R6E-W.M.	
☐ Complete legal on page _____ of document	
REFERENCE NUMBER(S) Of Documents assigned or released:	
Auditor's File No: 120709, V.146, P.206, 10/3/94	
☐ Additional numbers on page _____ of document	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
02-06-26-4-0-1002	
☐ Property Tax Parcel ID is not yet assigned	
☐ Additional parcel #'s on page _____ of document	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

Filed for Record at Request of:
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White Salmon, WA 98672
509/493-2921

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NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 12th day of June, 1998, at the hour of 10:00 o'clock a.m. at the south entrance steps of the Skamania County Courthouse, at 240 N W Vancouver Avenue, in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, Skamania County Tax Parcel No. 02-06-26-4-0-1002, situated in the County of Skamania, State of Washington, to wit:

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point 68.5 feet North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 26, said point being on the Northerly right of way line of State Road No. 14 as presently constructed and located; thence North along the East line of the Southwest Quarter of the Southeast Quarter of the said Section 26, a distance of 424.5 feet; thence North 81°13' West 1,010 feet, more or less, to a point South 25°14' West from the Northeast corner of the Northwest Quarter of the Southeast Quarter of the said Section 26, said point being the initial point of the tract hereby described; thence North 25°14' East 312 feet; thence South 81°13' East 208 feet; thence South 25°14' West 312 feet; thence North 81°13' West to the initial point.

SUBJECT TO covenants, conditions, restrictions and easements of record, if any.

which is subject to that certain Deed of Trust dated September 20, 1994, recorded October 3, 1994, under Auditor's File No. 120709, records of Skamania County, Washington, from Christopher Klicks, as Grantor, to Clark County Title Company, as Trustee, to secure an obligation in favor of

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Ruth A. Scanlan, as Beneficiary.

II.

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Grantor's default on the obligation secured by the Deed of Trust.

III.

The default for which this foreclosure is made is as follows: Failure to pay when due the following amounts which are now in arrears:

11 Monthly payments of \$350.00 each, (April 1, 1997 - February 1, 1998): \$ 3,850.00

Default other than failure to make monthly payments:

Delinquent 1995 taxes, fire patrol assessment, plus penalties and interest in an amount of at least:	\$ 293.83
Delinquent 1996 taxes, fire patrol assessment, plus penalties and interest in an amount of at least:	\$ 326.00
Delinquent 1997 taxes, fire patrol assessment, plus penalties and interest in an amount of at least:	\$ 380.16

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$ 23,109.41, together with interest as provided in the note or other instrument secured from the 1st day of April, 1997, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession or encumbrances on the 12th day of June, 1998. The defaults referred to in paragraph III must be cured by the 1st day of June, 1998 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 1st day of June, 1998 (11 days before the sale date), the defaults as set forth in paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 1st day of June, 1998 (11 days before the sale date), and before the sale by the Grantor or the Grantor's successor in interest or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

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VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following address:

17585 S W Pacific Highway, #5
Tualatin, OR 97062

by both first class and certified mail on the 11th day of June, 1997, proof of which is in the possession of the Trustee; and [the Grantor or the Grantor's successor in interest was personally served on the ___ day of ___, 1997, with said written notice of default] or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.


Anthony H. Connors, Successor Trustee
Attorney at Law
1000 E. Jewett Blvd., P. O. Box 1116
White Salmon, WA 98672
509/493-2921

STATE OF WASHINGTON)

County of Klickitat)

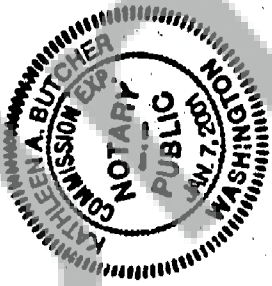
I ss.
I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

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On this day personally appeared before me Anthony H. Connors, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of February, 1998.

Kathleen A. Butcher



Name: Kathleen A. Butcher
Notary Public in and for the
State of Washington
Residing at: Cooks
My Commission Expires: 01/07/01