

7424

132029

BOOK 178 PAGE 717

FILED FOR RECORD
SKAMANIA CO. WASH
BY *County Recorder*
Services

JUN 25 1 18 PM '98

O'Leary
AUDITOR
GARY M. OLSON

After Recording, Please Return To:

WHEN RECORDED MAIL TO
COUNTY RECORDER SERVICES
1136 N. CENTRAL AVE., #123
GLENDALE, CA 91202**ASSIGNMENT OF DEED OF TRUST**FOR VALUE RECEIVED, the undersigned, as Assignor, does hereby grant, convey,
assign and transfer to: *More Equity, Inc.*
222 Main St.
*EVANSTON, IL 60201*as Assignee, all of the beneficial interest of the Assignor in and to the property described
in that certain Deed of Trust dated: FEBRUARY 27, 1998

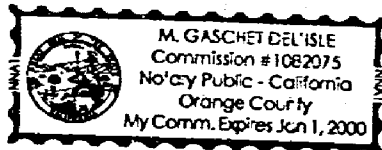
executed by: DAVID TREECE AND DIANA TREECE, HUSBAND AND WIFE

Grantor, to: SKAMANIA COUNTY TITLE COMPANY

, Trustee, and recorded as Instrument No. 130729 On 3/6/98

in book n/a, page n/a, of Official Records in the County Recorder's office
of SKAMANIA County, State of Washington
NW 1/4, SE 1/4 SEC 30, T2N, R5E W.M.

Assessor's Property Tax Parcel/Account Number(s): 02-053000140100

TOGETHER with the Note or Notes therein described or referred to, the money due and
to become due thereon with interest, and all rights accrued or to accrue under said Deed
of Trust.By FREMONT INVESTMENT & LOAN*STEVEN K. PATTON*
It's VICE PRESIDENTState of California
County of OrangeOn 4-27-98, before me, M. GASCHET DEL'ISLE, Notary Public, personally
appeared STEVEN K. PATTON.XX personally known to me -OR- _____ proved to me on the basis of satisfactory
evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized
Capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

M. Gaschet Del'Isle
Signature of Notary

6510

402298
2975-0079

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on April 1, 2028.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 2 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in GRAMANIA

County, Washington:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF GRAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE WAYNE CLEMENS SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 242, GRAMANIA COUNTY RECORDS.

which has the address of 752 PANDA ROAD VASPOURAL, Washington 98071

(Street, City)

(Zip Code) ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all covenants, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for covenants of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attach primarily over this Security Instrument as a lien on the Property; (b) yearly household payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 6, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the Federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2603 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan