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BOOK 183 PAGE 290

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BY *Duncan Honn P.C.*
Nov 16 10 41 AM '98
P. Lawry
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GARY H. OLSON

After Recording Return to:

Duncan Honn, P.C.
4386 S.W. Macadam Avenue, Suite 302
Portland, Oregon 97201

Document Title:

Deed of Trust

Grantor(s) (Borrower):

Shauna Strolsch

Grantee(s) (Beneficiary/Trustee):

DESCO Industrial Group, Inc.

Abbreviated Legal Description:

LOT 10, SOOTER TRACTS (full legal description is on
page 1 of the Deed of Trust)

Tax Parcel/Account #:

03 10 22 1 4 0901 00

By *Lawry*
Notary Public
Notary Seal
Notary Commission
Notary State

Return Address

Duncan Honn P.C.
4386 SW Macadam Ave.
Suite #302
Portland, OR 97201

*This Deed of Trust is granted as security in addition to any judgment to Desco Industrial Group in Skamania County Superior Court Case No. 98-2-00100-5 for the amounts stated herein.

DEED OF TRUST

Indexing information required by the Washington State Auditor's Recorder's Office. (RCW 34.13 and RCW 63.0411.92) (Please print the same first)

Reference # (if applicable): _____

Grantor(s) (Borrower): (1) Shauna Stroisch (2) _____ Add'l on pg _____

Grantee(s) (Beneficiary/Trustee): (1) DESCO Industrial Group, Inc(2) _____

Add'l on pg _____ Legal Description(abbreviated): LOT 10, SOOTER TRACTS

Add'l legal is on pg _____ Assessor's Property Tax Parcel/Account # 03 10 22 1 4 0901 00

THIS DEED OF TRUST, made this _____ day _____, _____, between Shauna Stroisch _____

WA 98651 _____, as Grantor, whose address is 261 Circle Dr., Underwood, 97201, _____, as Trustee, whose address is Duncan Honn P.C. 4386 SW Macadam Ave., #302 Portland, OR and DESCO Industrial Group _____, as Beneficiary, whose address is

10157 SW Barbur Blvd., Suite 100C, Portland, OR 97219
WITNESSETH Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skamania County, Washington:

LOT 10, SOOTER TRACTS, according to the official plat thereof on file and of record at Page 138 of Book A of Plats in the County of Skamania and State of Washington.

which real property is not used principally for agricultural or farming purposes, together with all tenements, hereditaments, and appurtenances now or hereafter thereto 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 sum of Seven Thousand Six hundred thirty-two and 48/100 Dollars (\$7,632.48) 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



Deed of Trust
Washington Legal Blank, Inc., Issued WA Form No. 62 10/96
MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WITHOUT SOLEVER

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 proceedings 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.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property 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 thereof 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 sum 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 sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at the public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be deposited with the clerk of the court of the county of sale.

5. Trustee shall deliver 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 facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers 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 remedy; 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 shall be 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 Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

Witness the hand(s) of the Grantor(s) on the day and year first above written.

[Signature]

OREGON
STATE OF WASHINGTON

County of DOUGLAS

SS. (INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Shauna Stroish is the person who appeared before me, and said person acknowledged that signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

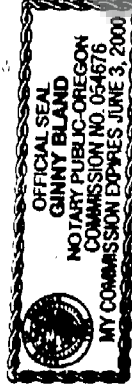
Dated this 6 day of November

Print Name

Ginny Bland

Notary Public in and for the State of Oregon

My appointment expires: June 3, 2000



OCT 12 1998

October 8th, 1998
Portland, Oregon

RECORDED'S NOTE:
NOT AN ORIGINAL DOCUMENT PROMISSORY NOTE

Shauna Stroisch (hereinafter referred to as "Borrower"), promises to pay to the order of Desco Industrial Group, Inc. (hereinafter referred to as "Creditor"), at 10157 S.W. Barbur Blvd., Suite 100C, Portland, Oregon 97219, the amount of \$7,632.48, with interest thereon from the above date at the rate of twelve percent (12%) per annum. A down payment in the amount of \$2,500.00 shall be paid to Desco Industrial from the funds made available from the closing of the loan secured by the real property of Borrower at 261 Circle Dr., Underwood, Washington. Principal and interest on the remaining balance shall be due and payable in monthly installments in an amount not less than \$500.00, with interest payments included in such installments. The first monthly installment shall be due November 1st, 1998. Thereafter, payments of not less than \$500.00 shall be due on the 1st of every month. Borrower, however, may at any time, and from time to time, prepay without penalty, all or any portion of the balance due under this note. Any payment will first be credited against accrued interest and then against the unpaid principal until the obligation is paid in full. This note is non-negotiable.

Should Borrower pay to Creditor the amount of \$6,600.00, including the down payment of \$2500.00, within 30 days of the date of this note, then this note shall be considered paid in full.

This obligation is secured by a Deeds of Trust, encumbering the real property and improvements at 261 Circle Dr., Underwood, Washington, and described thereon as:

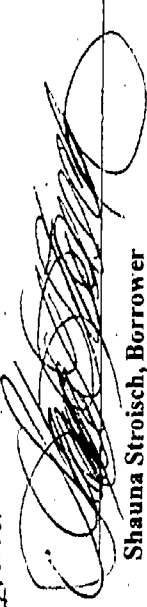
Lot 10 of SOOTER TRACTS, according to the official plat thereof on file and of record at Page 138 of Book A of Plats in the County of Skamania and State of Washington ("Property")

which is attached hereto as Exhibit "A" and incorporated herein by this reference.

In the event that this promissory note is placed in the hands of an attorney for collection, Borrower promises and agrees to pay the reasonable collection costs, including costs of attorney fees and costs of Creditor. If suit is filed by Creditor to enforce this promissory note, Borrower also promises to pay Creditor's reasonable attorney fees and costs to be fixed by the trial court or in any

bankruptcy proceeding, as well as any costs and attorney fees to collect the judgment; and if any appeal is taken from the decision of such trial court, such further sums as may be fixed by the appellate court as Creditor's reasonable attorney fees and costs in the appellate court.

Dated the 8th day of October, 1998.



Shauna Stroisch, Borrower