

133800

BOOK 184 PAGE 941

FILED
SKAMANIA CO. TITLE

DEC 24 9 36 AM '93

SMOSER

GARY L. OLSON

AFTER RECORDING MAIL TO:

Name John Young
Address PO Box 682
City/State Carson, WA 98610
SEA 22352

Deed of Trust

(For Use in the State of Washington Only)



**First American Title
Insurance Company**

THIS DEED OF TRUST, made this 24 day of October,
19 93, BETWEEN LANE H. PESTANA & LISA C.
PESTANA, husband and wife

GRANTOR,
whose address is PO Box 103, Stevenson, WA 98648

and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address
is PO Box 277, Stevenson, WA 98648
and JOHN A. YOUNG

BENEFICIARY, whose address is PO Box 682, Carson, WA 98610

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust,
with power of sale, the following described real property in Skamania County, Washington:

NE 1/4 of S1, T2N, R7E

FULL LEGAL IS ON PAGE 3

Assessor's Property Tax Parcel/Account Number(s): 02-07-01-1-0-1400-00

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

ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND 00/100

Dollars (\$ 125,000.00)

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.

LPB-22 (11/96)

page 1 of 2

BOOK 184 PAGE 942

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.
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 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 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 extent of the 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 distributed to the persons entitled thereto.
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 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 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, upon 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 and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary hereon.


Lane H. Pestana


Lisa C. Pestana

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 evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____ 19__

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

LPB-22 (11/96)

page 2 of 2

BOOK 184 PAGE 943

EXHIBIT 'A'

Parcel I

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 450 feet West of the Northeast corner of Government Lot 9 in said Section 1; thence South 542.2 feet to the North line of Road; thence East along said North line of the then State Road Survey a distance of 50 feet to the TRUE POINT OF BEGINNING; thence North 100 feet; thence East 102.2 feet; thence South 100 feet; thence West 102.2 feet to the TRUE POINT OF BEGINNING.

Parcel II

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 542.2 feet South of a rock marking the intersection with the West line of the SHEPARD D. L. C. and the North line of said Section 1, said point being the interest of the North line of State Road #8, thence West along the North line of said Road 310 feet more or less to the Southeast corner of a tract of land Conveyed to RAY JURGENS by instrument recorded in Book 2, Page 27 and the TRUE POINT OF BEGINNING; thence North 276 feet more or less to the South line of a tract of land Conveyed to WILLIAM EVANS by instrument recorded in Book W, Page 75; thence West along said South line and its extension 312.2 feet to the East line of JOHN BAUGHMAN TRACT; thence South 70 feet more or less to the Northwest corner of a tract of land Conveyed to GAIL G. COLLINS et. ux. by instrument recorded in Book 69, Page 660; thence East along said North line 109 feet to the East line of said tract; thence South along said East line 110 feet of the Northwest corner of a tract of land Conveyed to BLANCH L. KESSELE by instrument recorded in Book T, Page 543; thence along said North line 100 feet to the East line of said tract; thence South along said East line to the North line of said Road; thence East along said Road to the Point of Beginning.

ACKNOWLEDGMENT - Individual

RESEARCH DESIGN

Law H. Bellin

11. 22

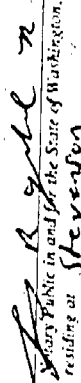
TO THE LORD

...and I am going to tell you what I have learned.

entirely act and deed, for the uses and purposes therein mentioned.

3. Percent

61 1961

My appointment expires 9-17-98

ACKNOWLEDGMENT - Corporate

On this _____ day of _____ 19____ before me the undersigned _____

Washington, duly commissioned and sworn to on _____
 _____, Notary Public in and for the State of _____

...and sworn, personally appeared

_____ and _____ to me known to be the _____

President and _____ Secretary, respectively, of _____

_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary

act and deed of said corporation, for the uses and purposes therein mentioned, and on each of said shares.

authorized to execute the said instrument and that the seal affixed to the said instrument is the seal of the said State of New York.

ment and that the sealant (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

My appointment expires

My appointment expires

dated

133800

BOOK 184 PAGE 941

FILED IN COUNTY OF SKAMIA
BY BRAMBLE CO., TITLE

DEC 24 9 36 AM '98

SMOER

GARY F. OLSON

AFTER RECORDING MAIL TO:Name John Young
Address PO Box 682
City/State Carson, WA 98610
SEA 22352**Deed of Trust**

(For Use in the State of Washington Only)

**First American Title Insurance Company**THIS DEED OF TRUST, made this 24 day of October,
19 98, BETWEEN LANE H. PESTANA & LISA C.
PESTANA, husband and wifeGRANTOR,
whose address is PO Box 103, Stevenson, WA 98648and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as TRUSTEE, whose address
is PO Box 277, Stevenson, WA 98648and JOHN A. YOUNGBENEFICIARY, whose address is PO Box 682, Carson, WA 98610WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust,
with power of sale, the following described real property in Skamania County, Washington:

NE 1/4 of S1, T2N, R7E

FULL LEGAL IS ON PAGE 3

Assessor's Property Tax Parcel/Account Number(s): 02-07-01-1-0-1400-00which 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 ofONE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND 00/100Dollars (\$ 125,000.00)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.

LFB-22 (11/96)


page 1 of 2

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.
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 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 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 the 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 distributed to the persons entitled thereto.
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 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 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 and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.


Lane H. Pestana


Lisa C. Pestana

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 evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____, 19____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

LPB-22 (11/96)

EXHIBIT 'A'

Parcel I

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 450 feet West of the Northeast corner of Government Lot 9 in said Section 1; thence South 542.2 feet to the North line of Road; thence East along said North line of the then State Road Survey a distance of 50 feet to the TRUE POINT OF BEGINNING; thence North 100 feet; thence East 102.2 feet; thence South 100 feet; thence West 102.2 feet to the TRUE POINT OF BEGINNING.

Parcel II

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 542.2 feet South of a rock marking the intersection with the West line of the SHEPARD D.L.C. and the North line of said Section 1, said point being the interest of the North line of State Road #8, thence West along the North line of said Road 310 feet more or less to the Southeast corner of a tract of land Conveyed to RAY JUERGENS by instrument recorded in Book Z, Page 27 and the TRUE POINT OF BEGINNING; thence North 276 feet more or less to the South line of a tract of land Conveyed to WILLIAM EVANS by instrument recorded in Book W, Page 75; thence West along said South line and its extension 312.2 feet to the East line of JOHN BAUGHMAN TRACT; thence South 70 feet more or less to the Northwest corner of a tract of land Conveyed to GAIL G. COLLINS et. ux. by instrument recorded in Book 69, Page 660; thence East along said North line 109 feet to the East line of said tract; thence South along said East line 110 feet of the Northwest corner of a tract of land Conveyed to BLANCH L. KEESLE by instrument recorded in Book T, Page 543; thence along said North line 100 feet to the East line of said tract; thence South along said East line to the North line of said Road; thence East along said Road to the Point of Beginning.

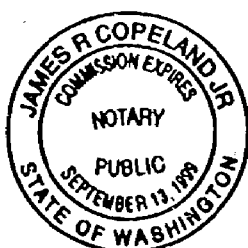
BOOK 184 PAGE 944

STATE OF WASHINGTON, } ss.
County of Stevenson

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Lane H. Pestana and
Lisa C. Pestana to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of December, 19 98



James R. Copeland Jr.
Notary Public in and for the State of Washington,
residing at Stevenson
My appointment expires 9-13-98

STATE OF WASHINGTON, } ss.
County of _____

ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
_____ and _____ to me known to be the
_____ President and _____ Secretary, respectively, of _____
_____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

WA-46A (11/96)

This jurat is page _____ of _____ and is attached to _____ dated _____