

135709

BOOK 191 PAGE 307

Ross Rakow

JUL 12 4 25 PM '09

P. Leary

GARY OLSON

**AFTER RECORDING MAIL TO:**

Name DEL MATHEWS

Address 128 FAIR AVE

City / State YAKIMA, WA 98901

Document Title(s): (or transactions contained therein)

1. DEED OF TRUST
- 2.
- 3.
- 4.



First American Title  
Insurance Company

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_\_ of document

(this space for title company use only)

Grantor(s): (Last name first, then first name and initials)

1. CHICAGO LOANS AND LIQUIDATIONS, INC.
- 2.
- 3.
- 4.
5. ☐ Additional names on page \_\_\_\_\_ of document

Grantee(s): (Last name first, then first name and initials)

1. KLICKITAT COUNTY TITLE COMPANY, INC.
- 2.
- 3.
- 4.
5. ☐ Additional names on page 1 of document

Signature  
Notary Public  
State of Washington  
My Comm. Expires  
Date

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

IN SKAMANIA COUNTY, WASHINGTON:

IN SECTION 14, TOWNSHIP 3 NORTH, RANGE (9) EAST, W. M.

(see page three of the instrument for complete description)

☐ Complete legal description is on page 3 of document

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

# 03-09-14-2-D1700-00

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING MAIL TO:

Name DEL MATTHEWS  
 Address 128 FAIR AVE. SUITE 101  
 City, State, Zip YAKIMA, WA 98901  
 Filed for Record at Request of:  
 ROSS R. RAKOW

**DEED OF TRUST**  
 (For use in the state of Washington only)

THIS DEED OF TRUST, made this 18<sup>th</sup> day of June, 1999, between  
CHICAGO LOANS AND LIQUIDATIONS and DUSTY MOSS, GRANTOR(S),  
 whose address is 117 East Main St., Goldendale, Wa. 98620,  
Klickitat County Title Insurance Company, TRUSTEE,  
 whose address is 127 West Main Street, Goldendale, Wa. 98620, and  
DEL MATTHEWS, BENEFICIARY,  
 whose address is 128 N. FAIR, SUITE 101, YAKIMA, WA- 98901

WITNESSETH: Grantor(s) hereby bargain(s), sell(s), and convey(s) to Trustee in trust, with power of sale, the following described real property in Skamania County, Washington:

SEE "EXHIBIT ONE - LEGAL DESCRIPTION"

Assessor's Property Tax Parcel/Account Number: 0309-14-2-01700-00

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(s) herein contained, and payment of the sum of SIXTY THOUSAND AND / No/100 Dollars Dollars (\$ 50,000.00 ) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor(s), and all renewals, modifications, and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor(s), or any of his/her/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(s) covenant(s) and agree(s):

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(s). 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(s) 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(s) 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(s) 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(s) 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; and (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(s) had or had the power to convey at the time of his/her/their execution of this Deed of Trust, and such as he/she/they 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 an action or proceeding in which Grantor(s), 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 his/her/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.

CHICAGO LOANS AND LIQUIDATIONS, INC.  
a Washington corporation,

By its: Daniel S. Morse  
President and Sole  
Stockholder

STATE OF Washington

COUNTY OF Klickitat

Dusty Moss, Individually

I certify that I know or have satisfactory evidence that Dusty Moss DANIEL S. MORSE  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and  
acknowledged it to be (his/her/their) free and voluntary act for the purposes mentioned in this instrument. on behalf  
of himself individually and for CHICAGO LOANS AND LIQUIDATIONS, INC.  
Dated: June 18, 1999.



Notary Public in and for the state of Washington

My Comm. Expires 11/11/2001

REQUEST FOR FULL RECONVEYANCE TO BE FILED 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 evidences 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: \_\_\_\_\_

EXHIBIT ONE - LEGAL DESCRIPTION

In Skamania County, State of Washington:

The West half of Lot 3, OREGON LUMBER COMPANY SUBDIVISION,  
according to Skamania County Records, Book A of Plats, Page 29 in  
Section 14, Township 3 North, Range 9 East, W. M.

Also beginning at a point of intersection of the West line of the East half of  
said Lot 3 with the South line of County Road known as Jessup Road; thence  
South 280 feet; thence East 112 feet; thence North to the South line of said  
Jessup Road; thence Westerly along the South line of said road to the point  
of beginning.

PARCEL # 03-09-14-2-01700-00