

136154

BOOK 192 PAGE 762

FILED
SKAMANIA COUNTY
BY CLARK COUNTY TITLE

AUG 30 1 10 PM '99

O'Leary
GARY M. OLSON

When recorded, mail to:

AMRESO RESIDENTIAL MORTGAGE CORPORATION
ATTN: REO DEPT.
16800 ASTON STREET
IRVINE, CA 92606
Loan No. 0007013543REAL ESTATE EXCISE TAX
20391T.S. No. WA-10633
Tax Account No. 02-05-29-3-0900-00

AUG 30 1999

CCT-61745

PAID Example
SW
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

The GRANTOR, JOHN W. KLEIN, ATTORNEY AT LAW, AS SUCCESSOR TRUSTEE, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys, without warranty, to: NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR THE AMRESO RESIDENTIAL SECURITIES CORPORATION MORTGAGE LOAN TRUST 1998-2, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

LOT 5, RIVERSIDE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK B OF PLATS, PAGE 44, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated 12/11/97, executed by) ROBERT K. BAIRD AND MICHELLE BAIRD, HUSBAND AND WIFE as Grantor, in which EVEREST MORTGAGE NW LLC was named as Beneficiary, and SKAMANIA COUNTY TITLE CO. as Trustee, and filed for record in the office of the Skamania Recorder, State of Washington, on 12/30/97 in Auditor's File No. 130107 Book 172 Page 37 of Official Records.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of ONE (1) promissory note in the sum of \$102,400.00 with interest thereon, according to the terms thereof in favor of EVEREST MORTGAGE NW LLC, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty-day advance "Notice of Default" was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR THE AMRESO RESIDENTIAL SECURITIES CORPORATION MORTGAGE LOAN TRUST 1998-2, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with law and the term of said Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on 9/12/99 recorded in the office of the Recorder of Skamania County, Washington, a "Notice of Trustee's Sale" of said property.

Gary H. Martin, Skamania County Assessor

Date 9-30-99 Parcel # 2-5-21-3-700

6/17/1

Supervisor 1
 Auditor 1
 Recorder 1
 Clerk 1
 Deed 1

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAMANIA COUNTY COURTHOUSE, 240 VANCOUVER AVENUE, STEVENSON, WASHINGTON, a public place, at 10:00 AM, and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given as provided in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 8/13/99, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$102,350.00, (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.)

Dated: August 16, 1999

JOHN W. KLEIN, ATTORNEY AT LAW, AS SUCCESSOR
TRUSTEE

John W. Klein

STATE OF California)

County of Orange)

On August 16, 1999, before me, the undersigned, personally appeared JOHN W. KLEIN, known to me to be the individual that executed the within and foregoing instrument, acknowledged the said instrument to be a free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed this day and year.

Linda D. Castrillon

By LINDA D. CASTRILLON
Notary Public in and for the State of California
My Commission expires: 04/09/02

