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BOOK 196 PAGE 245

FILED
STATE OF WASHINGTON
CLARK COUNTY TITLE

JAN 25 12 04 PM '00

GARY P. OLSON

Return Address:

Wells Fargo Bank, N.A.
Attn: Lien Perfection
P.O. Box 5140
Portland, OR 97208-5140

State of Washington

Space Above This Line For Recording Data

01-12-2000

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

6158041 2001
19993552200270

1. **DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is 01-12-2000 and the parties are as follows:

TRUSTOR ("Grantor"):

PATRICK J. CUSHMAN, WHO ACQUIRED TITLE AS PAT CUSHMAN, AS HIS SEPARATE ESTATE

whose address is:

3391 COOK UNDERWOOD RD SKAMANIA, WA 98605

TRUSTEE: WELLS FARGO BANK (ARIZONA), N.A., 4832 East McDowell Rd., Phoenix, AZ 85008

BENEFICIARY ("Lender"): WELLS FARGO BANK, N.A.
18700 NW Walker Rd., Bldg. 92
Beaverton, OR 97006

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of SKAMANIA, State of Washington, described as follows:

A TRACT OF LAND IN LOT 7 OF THE OREGON LUMBER COMPANY SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK A OF PLATS, PAGE 29, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: MORE COMPLETELY DESCRIBED ON EXHIBIT A page 2

Supervised
Indirect
Direct
Washed

with the address of 3391 COOK UNDERWOOD RD SKAMANIA, WA 98605 and parcel number of 3-9-14-3-503, together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

3. **MAXIMUM OBLIGATION AND SECURED DEBT.** The total amount which this Security Instrument will secure shall not exceed \$ 65,000.00 together with all interest thereby accruing, as set forth in the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt ("Secured Debt") of even date herewith, and all amendments, extensions, modifications, renewals or other documents which are incorporated by reference into this Security Instrument, now or in the future. The maturity date of the Secured Debt is 01-25-2030

Exhibit A

A tract of land in Lot 7 of the OREGON LUMBER COMPANY SUBDIVISION, according to the recorded plat thereof, recorded in Book "A" of Plats, page 29, in the County of Skamania, State of Washington, described as follows:

BEGINNING at the Northwest corner of said Lot 7; thence North $87^{\circ}20'14''$ East 400 feet to the True Point of Beginning; thence North $87^{\circ}20'14''$ East 653.16 feet, more or less, to the Northwest corner of the East 264 feet of said Lot 7; thence South $2^{\circ}28'25''$ East along said West line 478 feet, more or less, to the Northwest corner of a tract of land conveyed to Pat Cushman as described in Parcel II, recorded in Book 117, page 147; thence North $87^{\circ}20'00''$ East 244 feet to the West line of Cook Underwood Road (being 60 feet wide); thence South $2^{\circ}28'25''$ East 181.90 feet to the South line of said Lot 7, which is the center of Bunker Keys Road; thence South $87^{\circ}46'12''$ West 522.71 feet, more or less, to the most Southerly corner of a tract of land conveyed to Patrick Cushman, by instrument recorded in Book 195, page 153; thence North $2^{\circ}35'40''$ West 140.82 feet, more or less, to the most Southerly Northeast corner of the Cushman Tract, recorded in Book 195, page 153; thence South $88^{\circ}12'37''$ West 374.62 feet; thence North $2^{\circ}26'21''$ West 502.89 feet to the True Point of Beginning.

EXCEPT that portion lying within roads.

4. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated February 1, 1997 and recorded on February 07, 1997 as Auditor's File Number 127303 in Book 162 at Page 486 of the Official Records in the Office of the Auditor of SKAMANIA County, State of Washington, are hereby incorporated into, and shall govern, this Security Instrument.
5. **USE OF PROPERTY.** The property subject to this Security Instrument is not used principally for agricultural or farming purposes.

SIGNATURES. By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously reported Master Form (the Deed of Trust-Bank/Customer Copy).

<u>Patrick J. Cushman</u>	Grantor	<u>1-14-00</u>
PATRICK J CUSHMAN		Date
<u>Margaret Cushman</u>	Grantor	<u>1-14-00</u>
MARGARET CUSHMAN, NON-VESTED SPOUSE		Date
_____	Grantor	_____
_____		Date
_____	Grantor	_____
_____		Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Oregon, COUNTY OF Heald River ss.

I hereby certify that I know or have satisfactory evidence that

Patrick J. & Margaret Cushman

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 uses and purposes mentioned in the instrument.

Dated: January 14, 2000

Maribel Martinez
(Signature)
Maribel Martinez Notary Public
(Print name and include title)

My appointment expires: Jan 5, 2003



(Affix Seal or Stamp)