

138352

BOOK 200 PAGE 1

AFTER RECORDING RETURN TO:

Professional Foreclosure  
Corporation of Washington  
P.O. Box 85013  
San Diego, CA 92186-5013

REAL ESTATE EXCISE TAX  
20881

JUN 13 2000

PAID EXCISE  
14,822.46  
SKAMANIA COUNTY TREASURER  
TRUSTEE'S DEED

Reg. No. 1  
Recorded 14  
Index 14  
Filed 14

SKAMANIA CO. TITLE

JUN 13 1 30 PM '00

O'Leary

GARY H. OLSON

The GRANTOR, PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON, 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 IMC Mortgage Company, fka Industry Mortgage Company, L.P., Grantee, that real property, situated in the County of Skamania, State of Washington, described as follows:

NW 1/2 of the SE1/2 of S36, T3N, R7E (The complete Legal Description is attached hereto as Exhibit "A") page 3  
Tax Parcel No.: 03-07-36-2-4-0900-00

Gary H. Martin, Skamania County Assessor

## RECITALS:

Date 6-13-00 Parcel # 322424-90

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Jeff E. Vandermoss, an unmarried man, as Grantor, to Kurt W De Vries, Esq. as Trustee, and Pinnfund, USA, a California Corporation CFL#603-3917, as Beneficiary, dated January 12, 1998, recorded January 21, 1998, as No. 130287, in Book/Reel 172, Page/Frame 635, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$63,000.00 with interest thereon, according to the terms thereof, in favor of Pinnfund, USA, a California Corporation CFL#603-3917, 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. IMC Mortgage Company, fka Industry Mortgage Company, L.P., 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 terms 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 February 29, 2000, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 137507 BOOK 197 PAGE 21
  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 in the City of Stevenson, WA, a public place at 3:00 p.m., 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 thirty-second and twenty-eighth day before the date of the sale and once between the eleventh and seventh day before the date of the 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 the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 2, 2000, the date of sale, which was not less than 190 days from the date of default in the obligation



EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF KANAKA CREEK CUT-OFF ROAD WITH THE WEST LINE OF THE SHEPARD D.L.C., SAID POINT BEING APPROXIMATELY 1,260.8 FEET NORTH OF THE SOUTH LINE OF THE SAID SECTION 36; THENCE NORTH ALONG THE WEST LINE OF THE SHEPARD D.L.C. 259.2 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 1 OF SUBDIVISION OF LOT 8 OF STEVENSON PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD AT PAGE 70, BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 63° 50' EAST 100 FEET; THENCE SOUTH 02° 20' EAST 157 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KANAKA CREEK CUT-OFF ROAD AFORESAID; THENCE IN A SOUTHERLY DIRECTION FOLLOWING THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT RECORDED IN BOOK 57, PAGE 286 SKAMANIA COUNTY DEED RECORDS.

Gary H. Martin, Skamania County Assessor

Date 6-13-00 Parcel # 3-2-362-4-401  
*VM*

REAL ESTATE EXCISE TAX  
 20881

JUN 13 2000

PAID *exempt*

*W. J. Martin, Jr.*  
 SKAMANIA COUNTY TREASURER

secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property herein above described, for the sum of \$69,000.00.

DATED this 9 day of JUNE, 2000.

PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON

By: Robb Bourne  
ROBB BOURNE  
ASST. VICE PRESIDENT

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF SAN DIEGO )

On this 9 day of June, 2000, before me, the undersigned, a Notary Public in and for the State of California duly commissioned and sworn, personally appeared ROBB BOURNE to me known to be the ASST. VICE PRESIDENT 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 he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

Notary Public in and for the State  
of California  
My Commission Expires: 10-19-01

PFC# 98-62859 Loan# 0001622976

**Title Order #22246**

