

139343

BOOK 203 PAGE 324

Return Address:

Roger D. Knapp
Attorney at Law
430 NE Everett Street
Camas, WA 98607

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Roger D. Knapp*
Oct 9 2 56 PM '00
G. Olson
AUDITOR
GARY M. OLSON

NOTICE OF TRUSTEE'S SALE

Grantors: Waleed Manzour; Mohamed Manzour
Trustee: Clark County Title Co.
Successor Trustee: Roger D. Knapp
Beneficiary: Ronald Scott Malfait
Legal description (abbreviated): #600 Section 30, T2N, R5E W.M.
Assessors Tax Parcel ID# 02-05-30-0-0-0600-00
Prior Document # 129704

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 12th day of January, 2001, at the hour of 10:00 o'clock a.m. at the Skamania County Courthouse, 240 Vancouver Street, in the City of Stevenson, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Skamania, State of Washington, to-wit:

County of Skamania, State of Washington

That portion of the South 3/4 of the North half of the Northwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying Northerly of County Road No. 223, designated as the Alder Road, described as follows:

BEGINNING at a point approximately 330 feet South of the quarter corner of the North line of the said Section 30 marking the intersection of the North line of the aforesaid tract with the center line of said County Road; thence following the center line of said road in a Southwesterly direction and thence in a Northwesterly direction to its intersection with the North line of the aforesaid tract at a point approximately 400 feet East of the West line of the said Section 30; thence East along the North line of the aforesaid tract 2,240 feet, more or less, to the point of beginning.

FILED
RECORDED
INDEXED
SERIALIZED
OCT 10 2000
CLERK

which is subject to that certain Deed of Trust dated October 4, 1997, recorded November 7, 1997, under Auditor's File No. 129704, records of Skamania County, Washington, from Waleed Manzour and Mohamed Manzour, as Grantors to Clark County Title Company, as Trustee, to secure an obligation in favor of Ronald Scott Malfait, as Beneficiary. Roger D. Knapp, Attorney at Law, was appointed as Successor Trustee by instrument recorded under Auditor's File No. 139144.

II

No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III

The default(s) for which this foreclosure is made is/are as follows:

Failure to pay when due the following amounts which are now in arrears:

- 1) Interest payment of \$9,100 due November 1, 1999.
- 2) Principal payment of \$60,000 due November 1, 1999.

IV

The sum owing on the obligation secured by the Deed of Trust is: Principal \$130,000.00, together with interest as provided in the note or other instrument secured from the 1st day of November, 1998, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 12th day of January, 2001. The default(s) referred to in Paragraph III must be cured by the 1st day of January, 2001 (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before the 1st day of January, 2001 (11 days before the sale date), the default(s) as set forth in Paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after the 1st day of January, 2001 (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Waleed Manzour
3925 SW Brooklane Drive
Corvallis, OR 97330

Mohamed Manzour
3925 SW Brooklane Drive
Corvallis, OR 97330

by both first class and certified mail on the 1st day of September, 2000, proof of which is in the possession of the Trustee; and on the 30th of August, 2000, the Borrower and Grantor were personally served with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting.

Notice of Trustee's Sale

Page 3

VII

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all of their interest in the above-described property.

IX

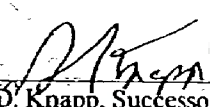
Anyone having any objection to the sale on any ground whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the deed of trust (the owner) and anyone having any interest junior to the deed of trust, including occupants and tenants. After the 20th day following the sale the purchaser has the right to evict occupants and tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW.

DATED this 9th day of October, 2000.

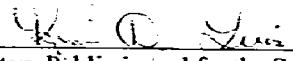

 Roger D. Knapp, Successor Trustee
 430 NE Everett Street
 Camas, WA 98607
 (360) 834-4611

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

On this day personally appeared before me ROGER D. KNAPP, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of October, 2000.

KIM D. LEWIS
 STATE OF WASHINGTON
 NOTARY — PUBLIC
 My Commission Expires July 20, 2004


 Notary Public in and for the State of
 Washington, residing at Camas
 My commission expires: 7-20-04