

141501

BOOK 211 PAGE 640

FIRST AMERICAN TITLE INSURANCE COMPANY  
AFTER RECORDING RETURN TO:

Option One Mortgage Corporation  
3 Ada  
Irvine, CA 92618  
Attn: REO Dept.

REAL ESTATE EXCISE TAX

21610

JUN 26 2001

PAID exact  
11/22/01, 11/22/01  
SKAMANIA COUNTY TREASURER

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. III

JUN 26 11 58 AM '01

*Olson*  
AUDITOR  
GARY H. OLSON

SCN 23555

TS No. 00-13893-WA

Loan No. 2782894

Title No. 585191

## TRUSTEE'S DEED

THE GRANTOR, PREMIER MORTGAGE SERVICES 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: Norwest Bank Minnesota, National Association, as Trustee, without recourse

GRANTEE, that real property situated in the County of SKAMANIA, State of Washington, described as follows:

NE 1/4 SEC 33, T2N, R6E

Gary H. Martin, Skamania County Assessor  
Date 6/26/01 2-6-33-60 Parcel #           

Property Address: 1262 DUNCAN CREEK ROAD, STEVENSON, WA 98648

## RECITALS:


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 CURTIS CHAVES, A MARRIED MAN AS HIS SEPARATE ESTATE, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as Beneficiary, Recorded on 04/10/2000, in Vol. 198, Page 89, under Auditor's File No. 137817, records of SKAMANIA, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$321,600.00 with interest thereon, according to the terms thereof, in favor of OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, a copy of said Notice was posted or served in accordance with law.
5. Norwest Bank Minnesota, National Association, as Trustee, without recourse, being that the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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, Recorded on 04/10/2000, in Vol. 198, Page 89, under Auditor's File No. 137817 in the office of the Auditor of SKAMANIA County, Washington, a "Notice of Trustee's Sale" of said property.
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 Ave., Stevenson, WA, , a public place, at 10:00AM o'clock, 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the twenty-eighth and thirty-fifth day before the date of sale, and once between the seventh and fourteenth day before the date of sale, and further, included this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
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 eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on 04/27/2001, 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 therefor, the property hereinabove described, for the sum of \$242,250.00, 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: 05/01/2001



Premier Mortgage Services of Washington, Inc.

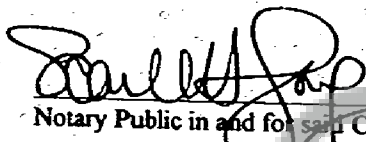
  
Ronald W. Jantzen, Vice President

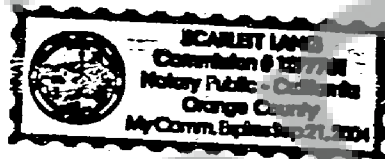
STATE OF California )ss.

COUNTY OF Orange )

On this day personally appeared before me Ronald W. Jantzen, Vice President, 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.

WITNESS my hand and official seal hereto affixed the day and year first above written

  
Notary Public in and for said County and State



• • TRUSTEE SALE GUARANTEE  
(WASHINGTON)

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ORDER NO: 585191  
REFERENCE NO: 00-13893-WA  
TITLE OFFICER: DICK NOTT/NATIONAL

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAMANIA AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THAT PORTION THEREOF HERETOFORE DEEDED TO CHARLES C. CREE BY E. R. COVEY AND CARRIE D. COVEY BY THOSE CERTAIN DEEDS RECORDED IN BOOK U, PAGE 252 AND BOOK U, PAGE 521 OF DEED RECORDS OF AFORESAID COUNTY AND STATE.

EXCEPTING AND DULY ESTABLISHED AND/OR DEDICATED ROADWAYS, CONTAINING 57 ACRES, MORE OR LESS.

EXCEPTING ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN LYING ON THE WESTERLY SIDE OF THE COUNTY ROAD KNOWN AS MAPLE FLAT ROAD SOLD TO F. L. TERSHIN AND GERTRUDE G. TERSHIN AND THOMAS LONGBOTHAM AND EDITH LONGBOTHAM BY DEED DATED SEPTEMBER 15, 1947.