

FILED FOR RECORD AT REQUEST OF:

WHEN RECORDED RETURN TO

Bradley W. Andersen
Schwabe, Williamson & Wyatt
1111 Main Street, Suite 410
Vancouver, Washington 98660

DEED OF TRUST

THIS DEED OF TRUST, made this 28th day of May, 2004, between PAMELA SCHWARTZ-ROBINSON, a single woman, GRANTOR, whose address is 72 Bruning Road, Stevenson, Washington 98648, SKAMANIA COUNTY TITLE COMPANY, TRUSTEE, whose address is P. O. Box 277, 43 SW Russell Ave., Stevenson, WA 98648, and ROBERT W. ROBINSON and BARBARA J. ROBINSON, BENEFICIARIES, as Trustees for Jonelle, Jacob and Douglas Robinson, whose address is P.O. Box 118, Stevenson, Washington 98648.

WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property in Skamania County, Washington.

See attached Exhibit A

W 1/2 SE 4, Sec. 25, T3N, Range 7E-W.M.

3-7-25-4-402

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of FORTY-FIVE THOUSAND and 00/100 Dollars (\$45,000.00) without interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiaries or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiaries to Grantor, or any of their successors or assigns, together with interest thereon

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at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. The amount collected under any insurance policy shall be applied toward this Deed of Trust provided any more senior Deeds of Trusts have been satisfied. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiaries or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiaries to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property herein above described, Beneficiaries may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.
7. Grantor will not sell, transfer, or otherwise convey the Property or any interest therein, further encumber the Property or any interest therein, cause any change in the entity, ownership or control of Grantor, or agree to do any of the foregoing without first repaying in full the Note and all other sums secured hereby.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, any amount of the award or payment that remains after any more senior lien or mortgage has been paid, shall be applied to the obligation in this agreement.

2. By accepting payment of any sum secured hereby after its due date, Beneficiaries do not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiaries, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiaries or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiaries. In such event and upon written request of Beneficiaries, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

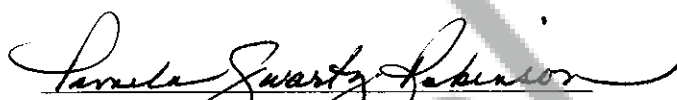
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances of value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiaries may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiaries may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiaries shall be a party unless such

action or proceeding is brought by the Trustee.

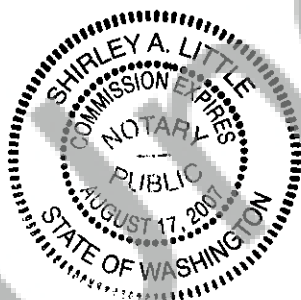
8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiaries shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiaries herein.


PAMELA SCHWARTZ ROBINSON

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this day personally appeared before me PAMELA SCHWARTZ-ROBINSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of May, 2004.



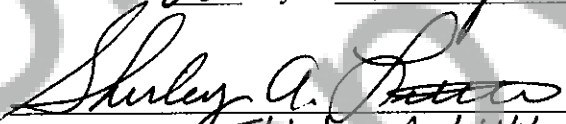

Printed Name Shirley A. Little
NOTARY PUBLIC in and for the State of Washington
My commission expires: 8-17-07

EXHIBIT "A"

All that portion of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section 25, Township 3 North, Range 7 E.W. M., lying westerly of the center line of County Road No. 2062 designated as Kanaka Creek Road, said center line being more particularly described in a deed dated September 29, 1969, and recorded at page 245 of Book 61 of Deeds, Records of Skamania County, Washington, and easterly of the center line of an existing road designated as Old Kanaka Creek Road and as located on March 18, 1963;

EXCEPT easements and rights of way for the aforesaid public roads.
INCLUDING all structures, buildings and trees.