

Doc # 2006161245
Page 1 of 5
Date: 04/18/2006 02:51P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

AFTER RECORDING MAIL TO:

Name Columbia River Bank

Address P. O. Box 279

City/State White Salmon, WA 98672

SR 28642

Document Title(s): (or transactions contained therein)

1. Modification of Deed of Trust
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:
May 25, 2005 in Auditor's File No. 2005157421

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Anderson, LeRoy L.
2. ^Anderson, Tina D.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Columbia River Bank
2. Skamania County/Title Company, Trustee
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Sec. 23, T3N, R8E - See Exhibit 'A' attached hereto

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

03-08-23-0-0-4001 and 03-08-23-0-0-5002

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



RETURN ADDRESS:

Columbia River Bank
White Salmon Branch
P O Box 279
White Salmon, WA 98672

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): _____

Additional on page _____

Grantor(s):

1. ANDERSON, LEROY L.
2. ANDERSON, TINA D.

Grantee(s)

1. Columbia River Bank

Legal Description: SEC 23 T3N R8E

Additional on page 2

Assessor's Tax Parcel ID#: Tax Parcel ID#: 03-08-23-0-0 & 03-08-23-0-0-4001-00



0735

THIS MODIFICATION OF DEED OF TRUST dated April 11, 2006, is made and executed between between LEROY ANDERSON and TINA DUSHAUNE ANDERSON ("Grantor") and Columbia River Bank, whose address is White Salmon Branch, P O Box 279, 390 NE Tohomish Street, White Salmon, WA 98672 ("Lender").

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 82485R

Page 2

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated May 25, 2005 (the "Deed of Trust") which has been recorded in SKAMANIA County, State of Washington, as follows:

RECORDED IN SKAMANIA COUNTY OFFICIAL RECORDS MAY 25, 2005 #05157421.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in SKAMANIA County, State of Washington:

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 162 BYLIN ROAD, HOME VALLEY, WA 98646. The Real Property tax identification number is Tax Parcel ID#: 03-08-23-0-0 & 03-08-23-0-0-4001-00.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

INCREASE PRINCIPAL AMOUNT TO \$564,741.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 11, 2006.

GRANTOR:

X Leroy L. Anderson
LEROY L. ANDERSON

X Tina D. Anderson
TINA D. ANDERSON

LENDER:

COLUMBIA RIVER BANK

X [Signature]
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Washington

COUNTY OF Klickitat

SS

On this day before me, the undersigned Notary Public, personally appeared LEROY L. ANDERSON and TINA D. ANDERSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals described in and who executed the Modification of Deed of Trust, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11 day of April, 2006

By Perce M. Holtmann

Notary Public In and for the State of WA

Residing at Trout Lake WA

My commission expires 4-19-07



DOC # 2006161245
Page 3 of 5

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 82485R

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Klickitat)

On this 11 day of April, 2006, before me, the undersigned Notary Public, personally appeared Barty W. Smith and personally known to me or proved to me on the basis of satisfactory evidence to be the VP & Manager, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Renee M. Holtmann

Residing at Trout Lake, WA

Notary Public in and for the State of WA

My commission expires 4-19-07

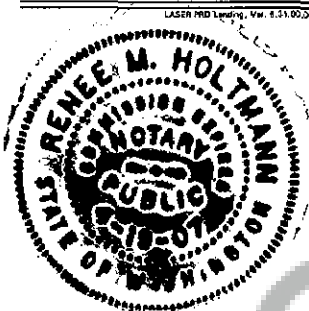


EXHIBIT 'A'

That portion of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 North, Range 8 East, of the Willamette Meridian, described as follows:

All that portion of said Northwest Quarter of the Southeast Quarter lying Northwesternly of the center of an unnamed stream channel, flowing Southwesterly; also all that portion of said Northeast Quarter of the Southwest Quarter lying Easterly of Berge Road and Northerly of an unnamed stream channel, flowing Westerly.

EXCEPT Bylin Road.

ALSO EXCEPT that portion conveyed to Jewell B. Mortenson by instrument recorded in Book 114, Page 665.