

This Space Provided for Recorder's Use

When Recorded Return To: U.S. Recordings, Inc.

2925 Country Drive, Suite 201 St. Paul, MN 55117

Document Title(s): Deed of Trust

Grantor(s): KENNETH S. CLAUSSEN AND KELLY J. CLAUSSEN, HUSBAND AND WIFE

Grantee(s): US Bank National Association N.D.

Legal Description: PTN SEC 17 T3N R8E WM LOT 2 COATES BK 3 PG 7 A S 94296

Assessor's Property Tax Parcel or Account Number: 03081730140500

Reference Numbers of Documents Assigned or Released: See pg. 4 for legal

State of Washington

Space Above This Line For Recording Data

ALS#:

~~03081730140500~~

DEED OF TRUST

(With Future Advance Clause)

44107185

- I. DATE AND PARTIES. The date of this Deed of Trust (Security Instrument) is 02/20/2008.....
..... The parties and their addresses are:

GRANTOR:

KENNETH S. CLAUSSEN AND KELLY J. CLAUSSEN, HUSBAND AND WIFE

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

TRUSTEE:

U.S. Bank Trust Company, National Association

111 S.W. Fifth Avenue Suite 3500

Portland, OR 97204

LENDER:

U.S. Bank National Association N.D.

4355 17th Avenue S.W.

Fargo, ND 58103

WASHINGTON - DEED OF TRUST

(NOT FOR FNMA, FHLMC, FHA OR VA USE; NOT FOR USE WITH PROPERTY USED FOR AGRICULTURAL OR FARMING PURPOSES)

1994 Wolters Kluwer Financial Services - Bankers Systems* Form USBREDTSFWA 1/25/2008

(page 1 of 3)

14004190

2. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

The real estate mortgage herein is described as Exhibit "A" which is attached hereto and hereby incorporated herein by reference.

The property is located in Skamania at 1671 METZGER ROAD
(County)
..... CARSON Washington 98610
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 28,000.00 . This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
- A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. *(When referencing the debts below it is suggested that you include items such as borrowers' names, note amounts, interest rates, maturity dates, etc.)*

Note Date: 02/20/2008

Maturity Date: 02/20/2013

Principal/Maximum	28,000.00
-------------------	-----------

Line Amount:

- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.**
- C. All obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.**
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.**

This Security Instrument will not secure any other debt if Lender fails to give any required notice of the right of rescission.

5. MASTER FORM. By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Deed Of Trust master form (Master Form), inclusive, dated 01/18/07 1:26 and recorded as Recording Number N/A or Instrument Number 2007164612 in Book N/A at Page(s) N/A in the Skamania County, Washington, County Recorder's office are hereby incorporated into, and shall govern, this Security Instrument. This Security Instrument will be offered for record in the same county in which the Master Form was recorded.

SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1 and a copy of the provisions contained in the previously recorded Master Form.

Kenneth S. Clausen 2/20/08 Kelly J. Clausen 2/20/08
(Signature) KENNETH S. CLAUSSEN (Date) (Signature) KELLY J. CLAUSSEN (Date)

ACKNOWLEDGMENT:

STATE OF Oregon, COUNTY OF Hood River } ss.
(Individual) I certify that I know or have satisfactory evidence that KENNETH S. CLAUSSEN AND KELLY J. CLAUSSEN, HUSBAND AND WIFE are the individual(s) who appeared before me, and said individual(s) acknowledged that she/he/they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 02.20.2008

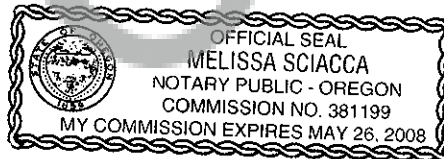
(Seal)

Melissa Sciacca
Notary Public in and for the State of Oregon

Residing At: 1309 12th St

My notary
appointment expires:
May 26, 2008

Hood River OR 97031



This instrument was prepared by.....
First American
1100 Superior Avenue, Suite 210
Cleveland, OH 44114

EXHIBIT A

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN
THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS
FOLLOWS;

LOT 2, COATES SHORT PLAT, RECORDED MAY 28, 1981, IN BOOK 3 OF
SHORT PLATS, PAGE 7, AUDITOR'S FILE NO. 94296, RECORDS OF
SKAMANIA COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

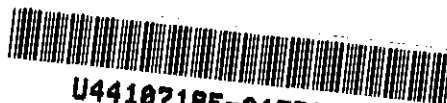
ABBRV LEGAL

PTN SEC 17 T3N R8E WM LOT 2 COATES BK 3 PG 7 A'S 94296

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO KENNETH S.
CLAUSSEN AND KELLY J. CLAUSSEN, HUSBAND AND WIFE FROM JIMMY
V. COATES, TRUSTEE FO THE PADA A. COATES LIVING TRUST BY
DEED DATED 07/18/96 AND RECORDED 07/26/96 IN INSTRUMENT NO.
125840, PAGE N/A IN THE LAND RECORDS OF SKAMARIA COUNTY,
WASHINGTON.

Permanent Parcel Number: 03081730140500
KENNETH S. CLAUSSEN AND KELLY J. CLAUSSEN, HUSBAND AND WIFE

1671 METZGER ROAD, CARSON WA 98610
Loan Reference Number : 20080361728270
First American Order No: 14004190
Identifier: L/FIRST AMERICAN LENDERS ADVANTAGE



U44107185-01FB04

DEED OF TRUST

US Recordings