

After recording return to:

Roger D. Knapp
430 N.E. Everett Street
Camas, WA 98607

REAL ESTATE EXCISE TAX

27636

JUN 12 2008

PAID Exempt
Vickie Clelland, Deputy
SKAMANIA COUNTY TREASURER

TRUSTEE'S DEED

Grantor: Riverview Services, Inc.
Grantee: Riverview Community Bank
Legal Desc. (abbrev): Ptn, Lot 2, Robert Barnes Subdivision
Assessor's Tax ID No.: 030821201300000
Prior Reference No's.: 2006163246; 2008169071

THE GRANTOR, RIVERVIEW SERVICES, INC., a Washington corporation, 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: RIVERVIEW COMMUNITY BANK, a savings bank, GRANTEE, that real property, situated in the County of Skamania, State of Washington, described as follows:

County of Skamania, State of Washington

Lot 2, ROBERT W. BARNES, according to the plat thereof, recorded in Book "A" of plats, page 112, records of Skamania County, Washington.

EXCEPT the West (35) feet thereof.

Skamania County Assessor
Date 6/12/08 Parcel# 3-8-21-2-1300

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 MICHAEL A. RISLEY, an unmarried man, as Grantor, to RIVERVIEW SERVICES, INC. as Trustee, and to secure an obligation in favor of RIVERVIEW COMMUNITY BANK, as beneficiary, dated September 29, 2006, and recorded October 6, 2006, under Auditor's File No. 2006163246, records of Skamania County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$88,000.00 with interest thereon, in favor of RIVERVIEW COMMUNITY BANK and to secure any other sums of money which might become due and payable under the terms of the 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 Grantors, 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 Grantors, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. RIVERVIEW COMMUNITY BANK, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or its 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, executed and on February 22, 2008, recorded in the office of the Auditor of Skamania County, Washington, a "Notice of

Trustee's Sale" of said property as Auditor's File No. 2008169071.

7. The Trustee, in its aforesaid Amended Notice of Trustee's Sale, fixed the place of sale at the north entrance of the Skamania County Courthouse, 240 Vancouver Avenue, Stevenson, Washington, a public place, at 10:00 o'clock a.m., 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 30 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or its successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.
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 "Amended Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 30, 2008, 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 bidder therefore, the property hereinabove described, for the sum of \$96,602.48, 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 this 3rd day of June, 2008.

RIVERVIEW SERVICES, INC., Trustee

By: [Signature]

Title: SRP Servicing

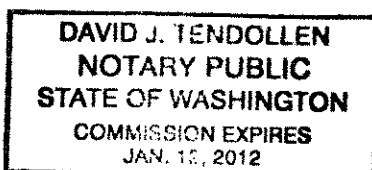
STATE OF WASHINGTON)

) ss.

COUNTY OF CLARK)

On this 3rd day of June, 2008, before me personally appeared Cheri Smith, to me known to be the Sr. Vice President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



David J. Tendollen
Notary Public in and for the State of
Washington, residing at Vancouver
My commission expires 1-12-2012