AFTER RECORDING RETURN TO:
Erich M. Paetsch, WABAR No. 34033
Saalfeld Griggs PC
P. O. Box 470
Salem, Oregon 97308-0470
Telephone: (503) 399-1070

REAL ESTATE EXCISE TAX
27945
MAR - 5 2009
PAID exempt
SKAMANIA COUNTY TREASURER

Sca 30673

NON-WARRANTY TRUSTEE'S DEED

Erich M. Paetsch, as SUCCESSOR TRUSTEE under that certain Deed of Trust dated December 28, 2006 by and between CAM Development, Inc., an Oregon Corporation as "***Grantor***," Skamania County Title Company as Trustee, and Frontier Bank, fka Bank of Salem, as Grantee and recorded as Auditor's File No. 2007164427 on January 8, 2007, in the real property records of Skamania County, Washington hereby grants and conveys, without warranty or recourse of any kind and in consideration of the premises and payments set forth herein to

Frontier Bank, fka Bank of Salem
Attn: Larry Johnson, SVP
P.O. Box 847
Salem, OR 97308

hereinafter "***Grantee***," that certain real property, situated in the County of Skamania, State of Washington, specifically described as follows:

Tax Parcel ID No. 02-07-29-1-2-0229-00

Lot 29, Hamilton Island PUD, according to the recorded plat thereof recorded in Auditor File No. 2006161510, in the County of Skamania, State of Washington.

Commonly known as: 1229 Island Way
North Bonneville, WA 98639

Skamania County Assessor
Date 3-5-09 Parcel# 2-7-29-1-2-229

RECITALS:

A. This conveyance is made pursuant to the powers, including the power of sale, under that certain Deed of Trust between CAM Development, Inc., an Oregon Corporation, as Grantor, to Skamania County Title Company, as Trustee, and Frontier Bank fka Bank of Salem, as Grantee recorded as Auditor's File No. 2007164427. The power of sale being subsequently conferred upon appointment to the Successor Trustee as recorded under Auditor's File No. 2008171424.

B. The Deed of Trust was executed to secure, together with other undertakings, the payment of a certain Promissory Note (hereinafter "***Note***"), dated December 28, 2006, by and between Frontier Bank fka Bank of Salem as "***Lender***" and CAM Development, Inc., as "***Borrower***" in the sum of $223,300.00 with interest thereon and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.

C. The described Deed of Trust provides that the real property conveyed therein is not used primarily for agricultural or farming purposes.

D. No action was commenced or pending between the beneficiary of the Deed of Trust and Grantor to seek satisfaction of the Note while the Successor Trustee conducted the Trustees sale as described herein.

E. Default having been declared under the Note and/or covenants within the Deed of Trust, and pursuant to the terms of the Deed of Trust and/or Note making operative the power to sell, a thirty (30) day advance "Notice of Default" was transmitted to the Grantor or his successor in interest and a copy of the "Notice of Default" was posted on the premises or personally served in accordance with Washington State law.

F. Frontier Bank fka Bank of Salem as the Lender upon the Note secured by the Deed of Trust delivered to the Successor Trustee a request directing the Successor Trustee or his authorized agent to sell the described property in accordance with law and the terms of the Deed of Trust.

G. The defaults specified in the "Notice of Default" not having been cured within the time provided, the Successor Trustee, in compliance with the terms of the Deed of Trust, executed and subsequently recorded on November 5, 2008 in the office of the Auditor of Skamania County, WA, a "Notice of Trustee's Sale" of said property as Auditor's File No. 2008171425.

H. The Trustee in the "Notice of Trustee's Sale" fixed the place of sale as the front entrance of the Skamania County Superior Court, 240 Vancouver Avenue, in the City of Stevenson, State of Washington, a public place, on February 6, 2009 at 2:30 o'clock p.m. In accordance with Washington State law the Successor Trustee caused copies of the "Notice of Trustee's Sale" to be transmitted by both first class and either certified or registered mail to all persons entitled thereto and either posted or served any other parties so required at least ninety (90) days prior to the sale date. Further, the Successor Trustee did cause to be transmitted to the Grantor or his successor in interest a "Notice of Foreclosure" in substantially the statutory form together with the "Notice of Trustee's Sale." Further, the Successor Trustee caused a copy of the "Notice of Trustee's Sale" to be published in a legal newspaper once on or between the thirty-fifth (35th) and twenty-eighth (28th) day before the date of sale, and once on or between the fourteenth and seventh day before the date of sale.

I. All legal requirements and all provisions of the Deed of Trust have been complied with as to acts to be performed and notices to be given as provided in Chapter 61.24 Revised Code of Washington.

J. The defaults specified in the "Notice of Trustee's Sale" were not cured eleven days before the Trustee's Sale date and Note secured by the Deed of Trust remained unpaid. Accordingly, on February 6, 2009, the date of sale, which was not less than 190 days from the declared date of default upon the Note, the Trustee sold at public auction to said Grantee, the highest bidder the property described herein, for the sum of $222,682.00 in partial satisfaction of the Note secured

///

///

///

///

///

by the Deed of Trust, together with all fees, costs and expenses as provided by Washington law.

DATED this 19 day of February, 2009.

Erich M. Paetsch, Successor Trustee

STATE OF OREGON)
) ss.
County of Marion)

On this 19th day of February, 2009, personally appeared before me Erich M. Paetsch, Successor Trustee, 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 herein mentioned.

Given under my hand and official seal the date first above written.

OFFICIAL SEAL
KRISTA L TATE
NOTARY PUBLIC - OREGON
COMMISSION NO. 421104
MY COMMISSION EXPIRES SEP. 16, 2011

Notary Public for Oregon
My Commission Expires: Sep. 16, 2011