

**Return Address:**

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AMBROSE LAW GROUP  
322 NW Sixth Ave., Ste. 100  
Portland, OR 97209

**REAL ESTATE EXCISE TAX**

27952  
MAR 12 2009

PAID EXEMPT  
Anthony John Deputy  
SKAMANIA COUNTY TREASURER

**WASHINGTON STATE RECORDER'S COVER SHEET**

See 30611

Please print or type information (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Trustee's Deed

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page N/A of document

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

1. VPN Trustee Services (Washington), Inc.
- 2.

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

1. David Karkanen
2. Doug Karkanen
- 3.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

SE 1/4 SEC 26 and SW 1/4 SEC 26 T7N R6E

☐ Additional legal is on page 5 of document.

**Assessor's Property Tax Parcel/Account Number:** No. 96-000500, No. 07-06-26-0-0-

0500-00, No. 07-06-26-0-0-0501-00, and 00000092-001190

☐ Assessor Tax# not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**WHEN RECORDED, RETURN TO:**

Ambrose Law Group LLC  
Attn: Christopher R. Ambrose, Esq.  
322 NW Sixth Ave., Ste. 100  
Portland, OR 97209-3611

**TRUSTEE'S DEED AS A RESULT OF FORECLOSURE**

The Grantor, VPN Trustee Services (Washington), Inc., as trustee ("Trustee") under that Commercial Deed of Trust and Assignment of Rents (Security Agreement and Fixture Filing) (the "Trust Deed"), as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Doug Karkanen and David Karkanen (jointly as "Grantee") that certain leasehold interest in the real property, situated in the County of Skamania, State of Washington, described as follows:

See Exhibit "A" attached hereto and incorporated as if fully set forth herein for the complete legal description of the leasehold interest in the property, commonly known as The Eagle Cliff Store and Campground, Cougar, Skamania County, Washington) (the "Property").

**RECITALS:**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Trust Deed executed and delivered by Kelly C. Taylor as grantor (the "Debtor"), to VPN Trustee Services (Washington), Inc. as trustee, in favor of Doug Karkanen and David Karkanen, jointly as beneficiary, dated December 18, 2006 and recorded January 17, 2007, as Instrument No. 2007164589 in the County Recorder's office in Skamania County, Washington.
2. The Trust Deed was executed to secure, together with other undertakings and obligations set forth in the Trust Deed, the payment of a Secured Promissory Note (the "Note") in the sum of \$220,000.00 with interest thereon, according to the terms thereof, in favor of David Karkanen and Doug Karkanen, and to secure any other sums of money which might become due and payable under the terms of the Trust Deed.
3. The Trust Deed provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred and the obligations secured and/or covenants of the Grantor, as set forth in the Notice of Foreclosure and Notice of Trustee's Sale ("Notice to Sell") described below, which the terms of the Trust Deed make operative the power to sell, the Trustee caused to be recorded and served a Notice of Trustee's Sale ("Notice to Sell") dated July 11, 2008, recorded July 14, 2008, as Instrument No. 2008170434, in the official records of Skamania County, Washington.

5. The Trustee, in its aforesaid Notice to Sell, fixed the place of sale as the front steps to the Skamania County Courthouse, located at 240 Vancouver Avenue, Stevenson, Washington 98648-0790, a public place, at 10 o'clock a.m. on Friday, October 17, 2008, and in accordance with law caused copies of the statutory Notice of Foreclosure and Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served in accordance with law.

6. During foreclosure, no action was pending on any obligations secured by the Trust Deed.

7. All legal requirements and all provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, as provided in RCW 61.24.040, et seq.

8. The defaults specified in the Notice of Foreclosure not having been cured eleven days prior to the date of Trustee's Sale and said obligations secured by the Trust Deed remaining unpaid, on October 17, 2008, the date of sale, which was not less than 190 days from the date of default, the Trustee then and there sold at public auction to Doug Karkanen and David Karkanen, individuals as tenants in common, the highest bidders therefore, the leasehold interest in the above described Property for the sum of Two Hundred Eighty Thousand, Three Hundred Ninety-One and 86/100ths Dollars (\$280,391.86) (by the satisfaction in part of the obligation then secured by the Trust Deed).

DATED this 6<sup>th</sup> day of November, 2008.

Trustee:

VPN Trustee Services (Washington), Inc.

By: Janis K. Alexander

Janis K. Alexander, Secretary

322NW Sixth Avenue, Ste. 100

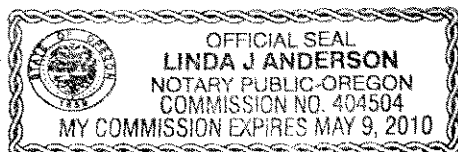
Portland, OR 97209-3611

[NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF OREGON            )  
  ) ss  
County of Multnomah        )

On this day personally appeared before me Janis K. Alexander, known by me to be the person 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 6<sup>th</sup> day of November, 2008.



*Linda J. Anderson*  
NOTARY PUBLIC for the State of Oregon  
My commission expires: *May 9, 2010*

## EXHIBIT 'A'

PARCEL I

That portion of the Northeast Quarter of the Southeast Quarter of Section 26, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying East of the Forest Service Road (N-90).

PARCEL II

A portion of the West Half of the Northwest Quarter of the Southwest Quarter of Section 25, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the West Quarter Section corner of said Section 25, running thence, along the East-West centerline thereof, East 200 feet, thence South  $39^{\circ}$  East 140 feet, thence South 50 feet thence South  $13^{\circ}$  West 240 feet, thence South  $30^{\circ}$  East 150 feet, thence South  $40^{\circ}$  West 230 feet, to a point on the North line of the BG-EC-1000 Road, thence along said North line West 160 feet, to the West line of said Section 25, thence along said West line, North 690 feet to the point of beginning.

Skamania County Assessor

Date 3-12-09 Parcel# 96-000500  
(X) 7-6-26-500  
7-6-26-501  
92-001170