

When Recorded Return to:
David Bauman Lois Bauman
908 NW 53rd Street
Vancouver WA 98663

31025
ORDER NO: K162441 DLD

CHICAGO TITLE INSURANCE COMPANY
DEED OF TRUST (For use in the State of Washington only)

THIS DEED OF TRUST, made this 19th day of March, 2009, between

Mohammad Zamanizadeh and Firoozeh Zamanizadeh, husband and wife
GRANTOR(S), whose address is

11115 SE 23rd Street Vancouver WA 98684

CHICAGO TITLE INSURANCE COMPANY,
TRUSTEE, whose address is 1111 Main Street, Vancouver, Washington 98660
and

David J. Bauman and Lois R. Bauman, husband and wife
BENEFICIARY, whose address is

908 NW 53rd Street, Vancouver WA 98663

WITNESSETH, Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following
described real property in Skamania County, Washington:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Tax Parcel Number(s): 02-06-31-3-0-0113-00

which real property is not used principally for agricultural or farming purposes, together with all the tenements,
hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents,
issues and profits of the property thereof.

This deed is for the purpose of securing performance of each agreement of Grantor(s) here in contained, and
payment of the sum of EIGHTY THOUSAND AND 00/100 (\$80,000.00) Dollars
with interest, in accordance with terms of a promissory note of even date herewith, payable to Beneficiary or order,
and made by Grantor(s), and all renewals, modifications and extensions thereof, and also such further sums as may
be advanced or loaned by Beneficiary to Grantor(s) or any of his/her/their successors or assigns, together with
interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor(s) covenant(s) and agree(s):

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure, or improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor(s). The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor(s) in insurance policies then in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor(s) fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligations secured by this Deed of Trust, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured by this Deed of Trust after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligations secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

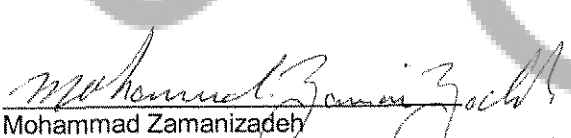

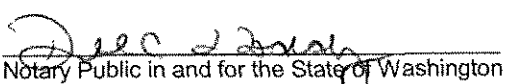
4. Upon default by Grantor in the payment of any indebtedness secured by this Deed of Trust or in the performance of any agreement contained in this Deed of Trust, all sums secured by this Deed of Trust shall immediately become due and payable at the option of the Beneficiary, subject to any cure period provided in the note secured by this Deed of Trust. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by the Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser all right, title and interest in the real and personal property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrancers for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or resignation of Trustee, or at the discretion of the Beneficiary, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify the party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantor(s), Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on his/her/their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

 Mohammad Zamanizadeh	 Firoozeh Zamanizadeh
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> Notary Public State of Washington DEEANNA L DODDRIDGE My Appointment Expires Jan 15, 2010 </div>	
STATE OF WASHINGTON COUNTY OF CLARK I certify that I know or have satisfactory evidence that Mohammad Zamanizadeh and Firoozeh Zamanizadeh the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument. Dated: <u>3/25/09</u>  Notary Public in and for the State of Washington Residing at Vancouver My appointment expires: January 15, 2010	
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> Notary Public State of Washington DEEANNA L DODDRIDGE My Appointment Expires Jan 15, 2010 </div>	

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____ 19 ____.

BY: _____

RETURN Full Reconveyance to the following parties:

Unofficial
Copy

EXHIBIT 'A'

A tract of land in the Southwest Quarter of Section 31, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the center line of County Road No. 1214 designated as the Snyder-Banks Road with the West line of the East Half of the East Half of the West Half of the Southwest Quarter of the said Section 31, said point being 990 feet, more or less, East and 507 feet, more or less, North of the Southwest corner of the said Section 31; Thence North along said West line to the center of Sasquatch Creek; Thence following the center of said Creek in a Southeasterly direction to intersection with the center line of County Road No. 1009 designated as the Smith-Cripe Road; Thence Westerly along the center line of the said road to intersection with the center line of the Snyder-Banks Road aforesaid; Thence following the center line of the Snyder-Banks Road Southerly and Westerly to the point of beginning.