

FILED FOR RECORD AT REQUEST OF:

WHEN RECORDED RETURN TO

Amerititle
1495 NW Garden Valley Blvd.
Roseburg, OR. 97470
SCR 32155

DEED OF TRUST

THIS DEED OF TRUST, made this 8 day of APRIL, 2011,
between WILLIAM T. WILKINS and SUSAN M. WILKINS, husband and wife,
GRANTOR, whose address is P.O. Box 117, Carson, WA 98610, SKAMANIA COUNTY
TITLE COMPANY, TRUSTEE, whose address is P.O. Box 277, Stevenson, WA 98648, and
NEVA J. SCHUPBACH, a single woman (Beneficiary), whose address is PO Box 1049,
Carson, WA, 98610.

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

SEC 20 T3N R8E

See attached Exhibit "A"

Parcel No. 03-08-20-1-1-1000-00
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 thereof.

This Deed is for the purpose of securing performance of each agreement of Grantor
herein contained, and payment of the sum of ONE HUNDRED THIRTY TWO THOUSAND
FOUR HUNDRED AND EIGHTY and No/100 Dollars (\$132,480.00) with interest, in
accordance with the terms of a Promissory Note of even date herewith, payable to Beneficiary
or order, and made by Grantor, and all renewals, modifications, and extensions thereof, and
also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of
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 covenants and agrees:

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 described herein 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. 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 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 fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances, or other charges against the property herein above 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 obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby 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 obligation 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 hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. 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 this 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 the interest in the 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 of 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, 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 any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, 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 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.

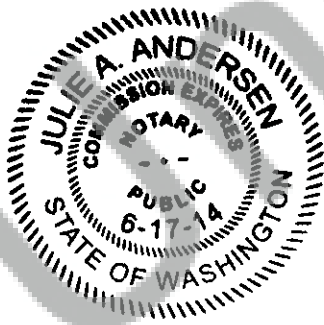
William T. Wilkins
WILLIAM T. WILKINS

Susan M. Wilkins
SUSAN M. WILKINS

STATE OF WASHINGTON)
County of Skamania) ss.

On this day personally appeared before me WILLIAM T. WILKINS and SUSAN M. WILKINS, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of April, 2011.



Julie A. Andersen
Julie A. Andersen
NOTARY PUBLIC in and for the State of Washington
residing at Carson
My commission expires: 6/17/2014

EXHIBIT "A"

LEGAL DESCRIPTION
ADJUSTED TAX LOT 1000

That portion of the following described tract of land located in the northeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania and State of Washington lying north of the south line of the northeast quarter of the northeast quarter of said Section 20:

Beginning at a point on the east line of said Section 20, South 65 rods from the northeast corner of said Section 20; thence West 40 rods to the east line of the Berge property; thence South 40 rods; thence East 40 rods; thence North 40 rods to the point of beginning.

Except the south 104 feet thereof.

Also except the following described tract of land:

Beginning at the northeast corner of the tract first above described; thence West 208 feet; thence South 312 feet; thence East 208 feet; thence North 312 feet to the point of beginning.

Subject to the rights of the public in that portion of the above described real estate lying within Metzger Road.

Together with the following described tract:

A tract of land located in the northeast quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania and State of Washington being more particularly described as follows:

Beginning at a point $32 \frac{1}{2}$ rods South of the northeast corner of said Section 20; thence South $19 \frac{1}{2}$ rods; thence West $18 \frac{1}{2}$ rods to the true point of beginning; thence South 13 rods; thence West $18 \frac{1}{2}$ rods; thence North $32 \frac{1}{2}$ rods; thence East $18 \frac{1}{2}$ rods; thence South $19 \frac{1}{2}$ rods to the true point of beginning.



MARCH 25, 2011