

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**

29353  
DEC 20 2011

PAID

EXEMPT

*Timothy O. Todd*  
SKAMANIA COUNTY TREASURER

SCR 31960

**NON-WARRANTY TRUSTEE'S DEED**

Erich M. Paetsch, as SUCCESSOR TRUSTEE under that certain Deed of Trust dated November 9, 2005 by and between David A. Creagan and Brenda L. Creagan, Husband and wife as to Parcels I, II, III, IV and V, and Dave Creagan as to Parcel VI, as "Grantors," Totten, Inc., as Trustee, and West Coast Bank, as Grantee and recorded as Auditor's No. 2006161754 on May 31, 2006, 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

West Coast Bank  
Attn: Thomas Provancha, Senior Vice President, SAD  
5000 Meadows Road, Suite 220  
Lake Oswego, OR 97035

hereinafter "Grantee," that certain real property, which is only a portion of the property referred in the trust deed, situated in the County of Skamania, State of Washington, specifically described as follows:

Abbreviated Legal Description: Lot 4 of the Eagle Cliff S/P#2006160726 and Sec 24, T7N, R6E.

Full Legal Description: See "Exhibit A" attached.

Tax Parcel ID Nos. 07-06-24-0-0-0500-00 and 07-06-24-0-0-0100-00. (X)

Street address known as: N/A – Bare Land.

The undersigned Trustee disclaims liability for any incorrectness of the above described street address of other common designation.

**RECITALS:**

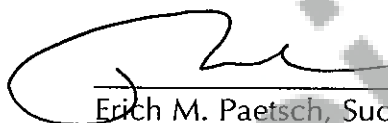
- A. This conveyance is made pursuant to the powers, including the power of sale, under that certain Deed of Trust between David A. Creagan and Brenda L. Creagan, Husband and wife as to Parcels I, II, III, IV and V, and Dave Creagan as to Parcel VI, as "**Grantors**", to Totten, Inc., as Trustee, and West Coast Bank, as Grantee recorded as Auditor's No. 2006161754. The power of sale being subsequently conferred upon appointment to the Successor Trustee as recorded as Auditor's File No. 2011178972.
- B. The Deed of Trust was executed to secure, together with other undertakings, the payment of a certain Promissory Note (hereinafter "**Note**"), dated May 26, 2006, by and between West Coast Bank as "**Lender**" and David A. Creagan and Brenda L. Creagan, as "**Borrowers**" in the sum of \$495,000.00 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. West Coast Bank, 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 September 6, 2011 in the office of the Auditor of Skamania County, WA, a "Notice of Trustee's Sale" of said property as Auditor's File No. 2011178973.
- H.** The Trustee in the "Notice of Trustee's Sale" fixed the place of sale as at the Skamania County Superior Courthouse, located at 240 NW Vancouver Avenue, in the City of Stevenson, State of Washington, a public place, on December 9, 2011. 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 (35<sup>th</sup>) and twenty-eighth (28<sup>th</sup>) day before the date of sale, and once on or between the fourteenth (14<sup>th</sup>) and seventh (7<sup>th</sup>) day before the date of sale.
- I.** The sale was to be held at the hour of 2:00 o'clock p.m. on Friday, December 9, 2011, at the Skamania County Courthouse, located at 240 NW Vancouver Avenue, in the City of Stevenson, State of Washington, which was the hour, date and place originally set for the sale.
- J.** 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.

The defaults specified in the "Notice of Trustee's Sale" were not cured eleven days before the Trustee's Sale date and the Note secured by the Deed of Trust remained unpaid. Accordingly, on December 9, 2011, 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 \$200,000.00 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 16 day of December, 2011



Erich M. Paetsch, Successor Trustee

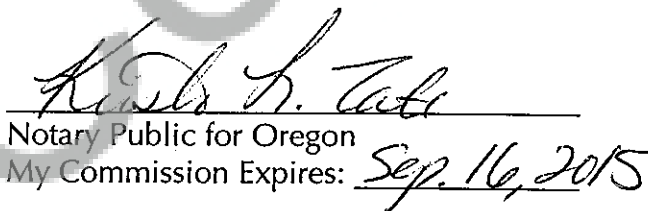
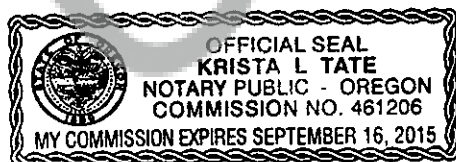
State of Oregon )

) ss.

County of Marion )

On this 16<sup>th</sup> day of December, 2011, 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.



Notary Public for Oregon  
My Commission Expires: Sep. 16, 2015

## EXHIBIT "A"

## PARCEL V

A tract of land in the Southwest Quarter of Section 24, Township 7 North, Range 6 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Lot 4 of the Eagle Cliff Short Plat, recorded in Auditor File No. 2006160726, Skamania County Records.

## PARCEL VI

A tract of land in Section 24, Township 7 North, Range 6 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

A tract of land located in a portion of the "Fortin Short Plat", according to the Plat thereof, recorded in Auditor's File Number 2006161036, records of Skamania County, Washington, located in a portion of the Southwest Quarter of Section 24, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said "Fortin Short Plat"; Thence South  $01^{\circ}06'01''$  West, along the west line of said Fortin Short Plat, a distance of 330.05 feet; Thence continuing along said west line, South  $01^{\circ}13'05''$  West, for a distance of 223.90 feet to the Northwest corner of Lot 4 of said Fortin Short Plat; Thence North  $52^{\circ}00'00''$  East, along the North line of said Lot 4, for a distance of 151.96 feet to the most westerly corner of Lot 3 of said Fortin Short Plat, said point being the True Point of Beginning; Thence North  $52^{\circ}00'00''$  East, along the North line of said Lot 3, for a distance of 240.38 feet to the most northerly corner of said Lot 3; Thence leaving said North line, along the arc of a 143.89 foot radius non-tangent curve to the right, for an arc distance of 125.63 feet, the radius of which bears North  $42^{\circ}58'31''$  East through a central angle of  $50^{\circ}01'33''$ , the long chord of which bears North  $22^{\circ}00'47''$  West, for a chord distance of 121.68 feet; Thence North  $03^{\circ}00'00''$  East for a distance of 90.00 feet; Thence along the arc of a 404.89 foot radius tangent curve to the left, for an arc distance of 106.00 feet, the radius of which bears North  $87^{\circ}00'00''$  West, through a central angle of  $15^{\circ}00'00''$ , the long chord of which bears North  $04^{\circ}30'00''$  West, for a chord distance of 105.70 feet to a point on the North line of said Fortin Short Plat; Thence South  $89^{\circ}01'28''$  East, along said North line, for a distance of 462.08 feet to the Northeast corner of said Fortin Short Plat; Thence South  $01^{\circ}18'16''$  West, along the East line of said Fortin Short Plat, for a distance of 1,450.59 feet, to the Southeast corner of said Fortin Short Plat; Thence along the South line of said Fortin Short Plat the following courses:

North  $73^{\circ}10'00''$  West, for a distance of 74.77 feet; Thence North  $85^{\circ}40'00''$  West, for a distance of 75.00 feet; Thence North  $75^{\circ}10'00''$  West, for a distance of 123.00 feet; Thence North  $75^{\circ}50'00''$  West, for a distance of 95.00 feet; Thence North  $86^{\circ}00'00''$  West, for a distance of 82.00 feet; Thence North  $47^{\circ}40'00''$  West, for a distance of 89.00 feet; Thence North  $47^{\circ}00'00''$  West, for a distance of 94.00 feet; Thence North  $43^{\circ}50'00''$  West, for a distance of 93.00 feet; Thence North  $48^{\circ}30'00''$  West, for a distance of 84.20 feet to the Southwest corner of said Fortin Short Plat; Thence North  $01^{\circ}13'05''$  East, along the West line of said Fortin Short Plat, for a distance of 145.00 feet; Thence North  $31^{\circ}36'32''$  East, for a distance of 451.43 feet to a point on the Westerly line of said Lot 3; Thence North  $38^{\circ}00'00''$  West, along said West line, for a distance of 175.00 feet to the True Point of Beginning.