

AFTER RECORDING MAIL TO:

Name LERON AND TINA ANDERSON  
Address 162 BYLIN ROAD  
City, State, Zip HOME VALLEY, WA 98648

Filed for Record at Request of:

LERON AND TINA ANDERSON

Short Form  
DEED OF TRUST

THIS DEED OF TRUST, made this 19TH day of NOVEMBER, 2012, between  
RICHARD AND JULIANA DIVNER, as GRANTOR(S),  
whose address is 30815 S. WALL STREET, COLTON, OR 97017, and  
LERON AND TINA ANDERSON, as TRUSTEE,  
whose address is 162 BYLIN ROAD, HOME VALLEY, WA 98648, and  
whose address is 162 BYLIN ROAD, HOME VALLEY, WA 98648, as BENEFICIARY,

Grantor(s) hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the following described property in SKAMANIA County, Washington:

SEE ATTACHED EXHIBIT "A"

Assessor's Property Tax Parcel/Account Number: 03082300400104  
SEE ATTACHED EXHIBIT "B"

TOGETHER WITH all the tenements hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s) incorporated by reference or contained herein and payment of the sum of TWO HUNDRED NINETEEN THOUSAND, SEVEN HUNDRED FIFTY DOLLARS (\$29,750.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor(s); all renewals, modifications or 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.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor(s) hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record. Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Migs.	8-11	126854
Columbia	49 of Deeds	198-201	F 3115	Pierce	1254 of Migs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Migs.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Migs.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Migs.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Migs.	711-714	495721
King	5690 of Migs.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor(s) acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor(s) on the day and year first above written.

By Richard A. D. Pilder By \_\_\_\_\_  
By Juliana Pilder By \_\_\_\_\_  
By \_\_\_\_\_ By \_\_\_\_\_  
By \_\_\_\_\_ By \_\_\_\_\_

STATE OF OREGON )  
COUNTY OF CLACKAMAS )-ss

I certify that I know or have satisfactory evidence that RICHARD A. D. PILDER  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/19/12  
Notary Public in and for the state of WASHINGTON  
My appointment expires: 04/20/15

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )-ss

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

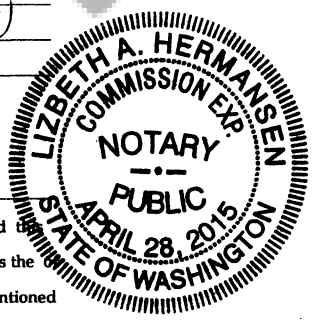


EXHIBIT 'A'

That portion of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 23, Township 3 North, Range 8 East, of the Willamette Meridian, described as follows:

All that portion of said Northwest Quarter of the Southeast Quarter lying Northwesterly of the center of an unnamed stream channel, flowing Southwesterly; also all that portion of said Northeast Quarter of the Southwest Quarter lying Easterly of Berge Road and Northerly of an unnamed stream channel, flowing Westerly.

EXCEPT Bylin Road.

ALSO EXCEPT that portion conveyed to Jewell E. Mortenson by instrument recorded in Book 114, Page 665.

Unofficial  
Copy

# EXHIBIT "B"

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PARCEL # 03082300400104  
 PAID BY TIMBERLAKE  
 DATE OF PAYMENT 08/02/2012  
 RECEIPT # 2012-0112809  
 LOAN PAYMENT CODE  
 METHOD CHECK  
 PAYMENT FULL  
 INITIALS COUNTER  
 CHECK # 2612

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PARCEL # 03082300500204  
 PAID BY TIMBERLAKE  
 DATE OF PAYMENT 08/02/2012  
 RECEIPT # 2012-0112810  
 LOAN PAYMENT CODE  
 METHOD CHECK  
 PAYMENT FULL  
 INITIALS COUNTER  
 CHECK # 2612

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PARCEL # 03082300400100  
 PAID BY TIMBERLAKE  
 DATE OF PAYMENT 08/02/2012  
 RECEIPT # 2012-0112812  
 LOAN PAYMENT CODE  
 METHOD CHECK  
 PAYMENT FULL  
 INITIALS COUNTER  
 CHECK # 2612

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PARCEL # 03082300500200  
 PAID BY TIMBERLAKE  
 DATE OF PAYMENT 08/02/2012  
 RECEIPT # 2012-0112811  
 LOAN PAYMENT CODE  
 METHOD CHECK  
 PAYMENT FULL  
 INITIALS COUNTER  
 CHECK # 2612

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Signed in the presence of:

Witness:

Richard Hauer

Borrower:

Le Roy Anderson

Witness:

Juliana Ruxer

Borrower:

[Signature]

On NOVEMBER 19, 2012, before me, LIZBETH A. HERMANSEN,  
appeared \_\_\_\_\_, personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant ☒ Known \_\_\_\_\_ Produced ID \_\_\_\_\_  
Type of ID \_\_\_\_\_  
(Seal)



GUARANTY

We the undersigned jointly and severally guaranty the prompt and punctual payment of all moneys due under the  
aforesaid note and agree to remain bound until fully paid.

In the presence of:

Witness:

Richard Hauer

Guarantor:

Le Roy Anderson

Witness:

Juliana Ruxer

Guarantor:

[Signature]

On NOVEMBER 19, 2012, before me, LIZBETH A. HERMANSEN,  
appeared \_\_\_\_\_, personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
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and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant ☒ Known \_\_\_\_\_ Produced ID \_\_\_\_\_  
Type of ID \_\_\_\_\_  
(Seal)

