

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
_____, as TRUSTEE,
whose address is _____, and
LERON AND TINA ANDERSON, as BENEFICIARY,
whose address is 162 BYLIN ROAD, HOME VALLEY, WA 98648

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"

03082300400104

Assessor's Property Tax Parcel/Account Number: 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 Mtgs.	8-11	126854
Columbia	49 of Deeds	198-201	F 3115	Pierce	1254 of Mtgs.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mtgs.	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 Mtgs.	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 Mtgs.	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	308 of Mtgs.	711-714	495721
King	5690 of Mtgs.	436-439	6382309	Walla			
Kitsap	929 of Official Rec.	480-483	934770	Whatcom	82 of Official Rec.	855-858	1047522
Kittitas	111 of Mortgages	361-364	348693	Whitman	1 of Misc.	291-294	382282
				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.

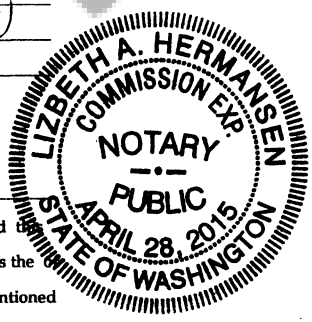
By Richard A. D. Pilsner By _____
 By Juliana Pilsner By _____
 By _____ By _____
 By _____ By _____

STATE OF OREGON)
 COUNTY OF CLATSOP)-ss

I certify that I know or have satisfactory evidence that RICHARD A. D. PILSNER
 (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

[Signature]
 Notary Public in and for the state of WASHINGTON
 My appointment expires: 04/2015



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"

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

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

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

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

Promissory Note

Dollar Amount: \$ 298,750.00 Dated: 11/19/12
 Total Principal Amount: \$ 298,750.00 State of: WASHINGTON

FOR VALUE RECEIVED, the undersigned hereby jointly and severally promise to pay to the order of RICHARD
AND JULIANA PICKER, the sum of TWO HUNDRED NINETY EIGHT THOUSAND (SEVEN Dollars HUNDRED
(\$ 298,750.00), together with interest thereon at the rate of FOUR percent (4.0%) per annum on the unpaid balance. Said sum shall be paid in the manner following:

MONTHLY PAYMENTS OF \$1810.37. TOTAL PAYMENTS 240 (20.00 YEARS)
THE FIRST PAYMENT SHALL BE DUE ON OR BEFORE DECEMBER 20, 2012, AND
A LIKE PAYMENT SHALL BE DUE ON THE 20TH DAY OF EACH MONTH THEREAFTER,
UNTIL THE 20TH OF NOVEMBER, 2032.

All payments shall be first applied to interest and the balance to principal. All prepayments shall be applied in reverse order of maturity. This note may be prepaid, at any time, in whole or part, without penalty. This note shall at the option of any holder hereof be immediately due and payable upon the occurrence of any of the following:

1. Failure to make any payment due hereunder within 5 days of its due date.
2. Breach of any condition of any security interest, mortgage, pledge agreement or guaranty granted as collateral security for this note.
3. Breach of any condition of any security agreement or mortgage, if any, having a priority over any security agreement or mortgage on collateral granted, in whole or in part, as collateral security for this note.
4. Upon the death, dissolution or liquidation of any of the undersigned, or any endorser, guarantor or surety hereto.
5. Upon the filing by any of the undersigned of an assignment for the benefit of creditors, bankruptcy or for relief under any provisions of the Bankruptcy Code; or by suffering an involuntary petition in bankruptcy or receivership not vacated within 30 days.

In the event this note shall be in default, and placed with an attorney for collection, then the undersigned agree to pay all reasonable attorney fees and costs of collection. Payments not made within five (5) days of due date shall be subject to a late charge of ONE percent (1.00%) of said payment or ONE HUNDRED EIGHTY Dollars (\$ 180.00). All payments hereunder shall be made to such address as may from time to time be designated by any holder hereof.

The undersigned and all other parties to this note, whether as endorsers, guarantors or sureties, agree to remain fully bound hereunder until this note shall be fully paid and waive demand, presentment and protest and all notices thereto and further agree to remain bound, notwithstanding any extension, renewal, modification, waiver, or other indulgence by any holder or upon the discharge or release of any obligor hereunder or to this note, or upon the exchange, substitution, or release of any collateral granted as security for this note. No modification or indulgence by any holder hereof shall be binding unless in writing; and any indulgence on any one occasion shall not be an indulgence for any other or future occasion. Any modification or change of terms, hereunder granted by any holder hereof, shall be valid and binding upon each of the undersigned, notwithstanding the acknowledgment of any of the undersigned, and each of the undersigned does hereby irrevocably grant to each of the others a power of attorney to enter into any such modification on their behalf. The rights of any holder hereof shall be cumulative and not necessarily successive. This note shall take effect as a sealed instrument and shall be construed, governed and enforced in accordance with the laws of the State first appearing at the head of this note. The undersigned hereby execute this note as principals and not as sureties.

Signed in the presence of:

Witness:

Richard P. [Signature]

Borrower:

Le Roy Anderson

Witness:

Juliana Pixer

Borrower:

[Signature]

On NOVEMBER 19, 2012, before me, LEROY AND TINA ANDERSON, 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 P. [Signature]

Guarantor:

Le Roy Anderson

Witness:

Juliana Pixer

Guarantor:

[Signature]

On NOVEMBER 19, 2012, before me, LEROY AND TINA ANDERSON, 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)

