

**AFTER RECORDING RETURN TO:**

Hershner Hunter, LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

32676

**Document Title:**  
TRUSTEE'S DEED

**Trustee:**  
NANCY K. CARY, Successor Trustee

**Grantee:**  
WASHINGTON FEDERAL

**Abbreviated Legal:**

SE 1/4 SEC 16 & NE 1/4 SEC 21 T3N R10E

*Full Legal is on Page 4*

**Assessor's Account No.:** 03102110010100

**REAL ESTATE EXCISE TAX**

*29852*

DEC 11 2012

PAID

EXEMPT

*Audrey Akemi Deery*  
SKAMANIA COUNTY TREASURER

AFTER RECORDING RETURN TO:  
Hershner Hunter, LLP  
Attn: Lisa M. Summers  
P.O. Box 1475  
Eugene, OR 97440

TRUSTEE'S DEED

TRUSTEE: NANCY K. CARY, Successor Trustee

GRANTEE: WASHINGTON FEDERAL

RECITALS:

A. RICHARD K. MORELY, JR., Grantor, executed and delivered to WASHINGTON SERVICES, INC., Trustee for the benefit of WASHINGTON FEDERAL FKA WASHINGTON FEDERAL SAVINGS, Beneficiary, a Trust Deed dated October 2, 2006 and recorded on October 11, 2006, in the Official Records of Skamania County, Washington as Auditor's File No. 2006163277 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

SE 1/4 SEC 16 & NE 1/4 SEC 21 T3N R10E (As Described on the Attached Exhibit A)

Tax Account No.: 03-10-21-1-0-0101-00 *PM*

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. NANCY K. CARY was appointed Successor Trustee of the Trust Deed. The appointment was recorded on July 9, 2012 in the Official Records of Skamania County, Washington as Auditor's File No. Auditor's Recording No. 2012181050.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on July 9, 2012 in the Official Records of Skamania County, Washington as Auditor's File No. Auditor's Recording No. 2012181051.

D. After recording the Notice of Trustee's Sale, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice as required by R.C.W. 61.24.040, by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 90 days before the Trustee conducted the sale. The Trustee also provided the Grantor or the Grantor's successor in interest a Notice of Foreclosure in the form and manner required by R.C.W. 61.24.040.

2. To the occupants of the Real Property by personal service, or by conspicuously posting on the property, more than 90 days prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Skamania County Pioneer, a newspaper of general circulation in Skamania County, Washington, once between the 35th day and the 28th day before the sale date and once between the 14th and the 7th day before the sale date.

E. The Trust Deed, under which this Trustee's Sale was made, provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

F. Prior to the Trustee's Sale, no action on an obligation secured by the Trust Deed was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all of any part of the Real Property.

G. All legal requirements and all provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W. Chapter 61.24.

H. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons referred to in Recital D. of this deed.

I. On December 7, 2012, at 11:00 a.m. at the front of the Skamania County Courthouse, 240 NW Vancouver, Stevenson WA 98648, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

J. At no time during the period of time between the recording of the Notice of Trustee's Sale and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

K. The true and actual consideration paid for this transfer is \$93,541.34.

L. In construing this instrument, whenever the context requires, the following shall apply:

- 1. References to a specific gender shall include the masculine, feminine and neuter genders.
- 2. Reference to the singular shall include the plural and vice versa.
- 3. References to the Trustee shall include any Successor Trustee.

In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed.

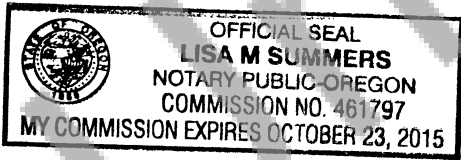
Dated: December 10, 2012.

NANCY K. CARY, Successor Trustee

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF LANE                 )

On this day personally appeared before me NANCY K. CARY, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed by same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal on December 10, 2012.



*[Signature]*  
Notary Public for Oregon  
Residing at: Eugene, Oregon  
My Commission Expires: 10/23/2015

## EXHIBIT 'A'

That portion of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 16, and of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 21 Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 16; thence North along said subdivision Line 55 Feet to the center line of County Road No. 3041, designated as the Cook-Underwood Road; thence following the center line of said Road North  $40^{\circ} 30'$  East 200 feet; thence South  $49^{\circ} 30'$  East 84.7 feet; thence South  $04^{\circ} 32'$  West 814.8 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 21; thence West along said South line 129.9 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 21; thence North 660 feet to the point of beginning.

EXCEPT easements and right-of-way for County Road No. 3041, designated as the Cook-Underwood Road aforesaid.

Skamania County Assessor

Date 12-11-12 Parcel# 3-10-21-1-0101

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