

WHEN RECORDED RETURN TO:

KeyBank National Association
Old Republic Title
530 South Main Street, Ste 1031
Akron, OH 44311-4423

CCT 00145125 NON

DOCUMENT TITLE(S):

Short Form Deed of Trust

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

- 1. Livingston, Lori(Trustee)

GRANTEE:

- 1. KeyBank National Association

TRUSTEE:

First American Title Insurance Company

ABBREVIATED LEGAL DESCRIPTION:

Ptn Section 29, Township 3N, Range 8EMW

Full Legal Description located on Page 6

TAX PARCEL NUMBER(S):

03 08 29 0 0 1200 00

☐ If this box is checked, then the following applies:
I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature

After Recording Return To:

KeyBank National Association
Old Republic Title
530 South Main Street, Suite 1031
Akron, OH 44311-4423

13137528

[Space Above This Line For Recording Data]

SHORT FORM DEED OF TRUST

195125

Lender (Name and NMLSR Number)

KeyBank National Association

399797

Loan Originator (Name and NMLSR Number)

Karin A Jacobs

532019

DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below and in the Master Form.

“Master Form” means that certain Master Form Deed of Trust recorded in the Office of the Recorder on 10/17/2013, in Book/Volume _____ at Page(s) _____ or Recording No. 2013002281, for land situate in the County of SKAMANIA.

“Borrower” is

LORI LIVINGSTON LIVING FAMILY TRUST DATED JULY 14, 2011

LORI LIVINGSTON, TRUSTEE

The Borrower’s address is 47802 STATE HWY 14
CARSON, WA 98648

Borrower is the trustor or Grantor under this Security Instrument.

“Lender” is KeyBank National Association
4910 Tiedeman Road, Suite B, Brooklyn, OH 44144

Lender is the beneficiary or Grantee under this Security Instrument.

“Property” means the property that is described below under the heading “Transfer of Rights in the Property,” which includes the real property located at:

47802 STATE HWY 14 CARSON, WA 98610

("Property Address"), which is also located in [include lot, block, plat name, section-township-range, as appropriate]:

the County of SKAMANIA, in the State of Washington
PTN SECTION 29, TOWNSHIP 3N, RANGE 8EMW

and as may be more fully described in Schedule A (see, Page 4). The Assessor's Tax Parcel or Account Number for this property is: 03 08 29 0 0 1200 00

"Security Instrument" means this document, which is dated 02/27/14, together with all Riders to this document.

"Co-Grantor" means any Borrower who signs this Security Instrument but does not execute the Debt Instrument.

"Trustee" is

FIRST AMERICAN TITLE INSURANCE COMPANY
2101 FOURTH AVE SUITE 800
SEATTLE, WA 98121

"Debt Instrument" means the promissory note signed by Borrower and dated 02/27/14. The Debt Instrument states that Borrower owes Lender U.S. \$ 350,271.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 03/13/2044.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property."

"Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Debt Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described Property located at the address provided above.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

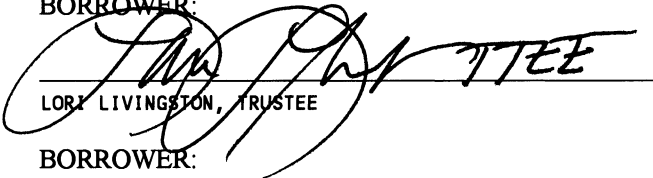
BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property will not be used for or in connection with any illegal activity and that the Property is unencumbered as of the execution date of this Security Instrument, except for this Security Instrument and the encumbrances described in Schedule B, which is attached to this Security Instrument and incorporated herein by reference. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

INCORPORATION OF MASTER FORM PROVISIONS

Definitions in the Master Form that are not set forth above and Section 1 through and including Section 24 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

BORROWER:


LORI LIVINGSTON, TRUSTEE

BORROWER:

BORROWER:

BORROWER:

BORROWER:

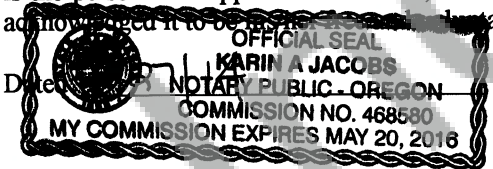
BORROWER:

BORROWER:

BORROWER:

oregon
STATE OF WASHINGTON
CITY/COUNTY OF Multnomah

I certify that I know or have satisfactory evidence that Lori Livingston, Trustee
of the Lori Livingston Living Family Trust Dated July 14, 2011
is the person who appeared before me, and said person acknowledged that he/she signed this instrument and
acknowledged it to be his/her voluntary act for the uses and purposes mentioned in the instrument.



Date: 2/27/14 Karina [Signature]
Notary Public
Title vp/manager
My Appointment expires: 5/20/2016

STATE OF WASHINGTON
CITY/COUNTY OF _____

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

Dated: _____

Notary Public

Title
My Appointment expires: _____

THIS INSTRUMENT PREPARED BY: KeyBank National Association / Kristy Young

Schedule A

SEE ATTACHED EXHIBIT A

Schedule B

BORROWER AND LENDER REQUEST THE HOLDER OF ANY MORTGAGE, DEED OF TRUST OR OTHER ENCUMBRANCE WITH A LIEN WHICH HAS PRIORITY OVER THIS MORTGAGE TO GIVE NOTICE TO LENDER, AT LENDER'S ADDRESS SET FORTH ON PAGE ONE OF THIS MORTGAGE, OF ANY DEFAULT UNDER THE SUPERIOR ENCUMBRANCE AND OF ANY SALE OR OTHER FORECLOSURE ACTION.

Reference Number: 133051049300C

EXHIBIT A
LIVINGSTON, LORI 133051049300C

A tract of land within the Northwest quarter of the Southeast quarter and Government Lots 3 and 4 of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, and Lot 4 of Short Plats, recorded in Book "1" of Short Plats, page 61, records of Skamania County, Washington, described as follows: COMMENCING at a point on the East line of said Section 29 which lies South 0 Deg 57 Min 17" West 990.02 feet from the East quarter corner thereof; thence continuing South 0 Deg 57 Min 17" West, 41.60 feet to a point of intersection with the South line of the Burlington Northern- Santa Fe Railroad Company (BNSF) right of way; thence along said right of way to an intersection with the Government meander line, the chord of which bears South 71 Deg 49 Min 21" West, 16.54 feet and the Point of Beginning of this description; thence along said meander line through the following courses, to wit: South 19 Deg 20 Min 30" West, 511.44 feet; South 11 Deg 50 Min 30" West, 504.90 feet; thence South 47 Deg 20 Min 30" West, 5.40 feet to a point; thence North 77 Deg 41 Min 47" West, 520.47 feet to a point on the shoreline of the Bonneville Pool; thence North 78 Deg 56 Min 37" West, 155.66 feet along the base of a bluff to a point; thence North 16 Deg 29 Min 54" East, 108.52 feet to a point; thence North 01 Deg 18 Min 39" West, 126.93 feet to a point; thence North 16 Deg 29 Min 54" East, 124.74 feet to a point; thence North 42 Deg 23 Min 33" East, 88.89 feet to a point of intersection with the South line of said BNSF right of way (hereinafter called Point A); thence Northeasterly along said right of way 922 feet, more or less, to the Point of Beginning, the chord of which bears North 62 Deg 32 Min 44" East, 918.42 feet; PLUS the following described parcel, to wit: COMMENCING at the hereinabove described Point A; thence North 75 Deg 13 Min 29" West, 272.84 feet to a point on the North line of the BNSF right of way and the Point of Beginning of this description; thence Northeasterly along said right of way 507 feet, more or less, to a point of intersection with the West line of the East half of said Government Lot 4, the chord of which bears North 57 Deg 16 Min 48" East, 503.08 feet; thence North 0 Deg 57 Min 57" East, 17.61 feet to the South line of SR 14 right of way; thence in a Westerly direction along said right of way line of variable width a distance of 1613 feet, more or less, to a point, the chord of which bears North 89 Deg 33 Min 02" West, 1406.87 feet; thence leaving said right of way line on a bearing of South 77 Deg 50 Min 50" East, 792.41 feet to a point; thence South 58 Deg 02 Min 32" East, 249.80 feet to the Point of Beginning. TOGETHER WITH Second Class shorelands conveyed by the State of Washington as described in that particular document recorded in Book "I", page 560, records of said County.