

Return To:
SOLIDIFI U.S INC.
537 E Pete Rose Way Ste 300
Cincinnati, Ohio 45273-8043
DF713976 30

25807071 [Space Above This Line For Recording Data]
SHORT FORM DEED OF TRUST

Lender (Name and NMLSR Number)	Loan Originator (Name and NMLSR Number)
KeyBank National Association	Christopher James Kautz
399797	1315404

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
KIM J. OSTLER, MARRIED
LARRY S. OSTLER, MARRIED

The Borrower’s address is 281 CLEARVIEW LN
STEVENSON, 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:

281 CLEARVIEW LN STEVENSON, WA 98648
 (“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
S25, T3N, R73, DEED 2004153902, PAR 03072540020200

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: 03072540020200
“Security Instrument” means this document, which is dated 02/28/18, 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 02/28/18. The Debt Instrument states that Borrower owes Lender U.S. \$ 115,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 03/14/2028.

“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:


KIM J. OSTLER

BORROWER:


LARRY S. OSTLER

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

STATE OF WASHINGTON
CITY/COUNTY OF Clark

I certify that I know or have satisfactory evidence that

Larry S. Ostler

Kim J. Ostler and

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/28/2018

Christopher James Kautz
Notary Public

Branch Manager

Title

My Appointment expires: 6/30/2020

NOTARY PUBLIC
STATE OF WASHINGTON
CHRISTOPHER JAMES KAUTZ
My Commission Expires 06-30-2020

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

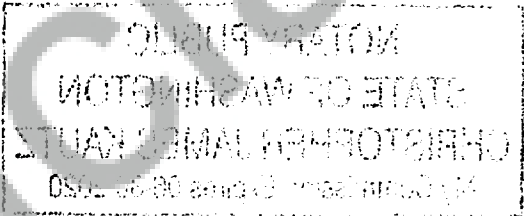
My Appointment expires: _____

THIS INSTRUMENT PREPARED BY: KeyBank National Association / James Ray

Schedule A

SEE ATTACHED EXHIBIT A

Schedule B



Reference Number: 180321234530C

EXHIBIT A
OSTLER, KIM J. 180321234530C

SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT 2 OF THE ? MEADOW SHORT PLAT?, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 341, SKAMANIA COUNTY AUDITOR RECORDS, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE ?ESCH TRACT? AS DESCRIBED IN BOOK 77 OF DEEDS, PAGE 842, SKAMANIA COUNTY AUDITOR RECORDS); THENCE NORTH 88 DEGREES 49 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF LOT 2, FOR A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD SET IN A ?2000 HAGEDORN, INC. SURVEY? AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 37 MINUTES 15 SECONDS WEST, 224.75 FEET TO A 1/2 INCH IRON ROD, (?2000 HAGEDORN INC. SURVEY); THENCE SOUTH 01 DEGREES 48 MINUTES 54 SECONDS WEST 177.05 FEET TO A 1/2 INCH IRON ROD ("2000 HAGEDORN IN SURVEY") THENCE NORTH 88 DEGREES 49 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 178.03 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AT THE TERMINUS OF SECONDS CLEAR VIEW LANE? (SHORT PLAT 3-341); THENCE NORTH 75 DEGREES 33 MINUTES 51 SECONDS WEST, ALONG THE CENTERLINE OF ?CLEAR VIEW LANE? (SHORT PLAT 3-341), FOR A DISTANCE OF 22.00 FEET; THENCE LEAVING THE CENTERLINE OF SECONDS CLEAR VIEW LANE? NORTH 02 DEGREES 01 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 40.42 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF "CLEAR VIEW LANE" (SHORT PLAT 3-341); THENCE SOUTHWESTERLY ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT, (THE RADIUS POINT OF WHICH BEARS SOUTH 23 DEGREES 25 MINUTES 53 SECONDS EAST), THROUGH A CENTRAL ANGLE OF 27 DEGREES 30 MINUTES 25 SECONDS, FOR AN ARC DISTANCE OF 24.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 10 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65 DEGREES 24 MINUTES 10 SECONDS, FOR AN ARC DISTANCE OF 11.41 FEET TO A 1/2 INCH IRON ROD (SHORT PLAT 3-341); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 2 DEGREES 24 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 374.78 FEET TO A 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 2 (SHORT PLAT 3-341), THENCE NORTH 88 DEGREES 49 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF LOT 2, FOR A DISTANCE OF 223.29 FEET TO THE TRUE POINT OF BEGINNING. **ABBREVIATED LEGAL: S25, T3N, R73, DEED 2004153902, PAR 03072540020200** BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT 2004153902, OF THE SKAMANIA COUNTY, WASHINGTON RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE