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STATE WHERE RECORDED FOR RECORDS USE
COUNTY OF SKAMANIA
INSTRUMENT CREDITED TO THE WRITER
INSTRUMENT OF RECORD NUMBER
12007
DATE RECEIVED IN BOOK
JAN 19 1960
AT PAGE
12007
REC'D BY
C. M. JOHNSON
SKAMANIA COUNTY REC'D.
SKAMANIA COUNTY AUDITED
B. W. JOHNSON

Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 30th day of January 1960, between
 JANET M. STEIN, a married woman whose husband is GRANTOR,
 Donald H. Stein
 7922 NE 179th Street, Battle Ground, WA 98604 P.O. Box 96
 William L. Jackson, Attorney
 for above Grantor, TRUSTEE, whose address is 2000 1/2 E.
 Main Street, Olympia, Washington, and
 Battle Ground, WA 98604
 KURT L. BREIMON and JULIA BREIMON, BENEFICIARY

whose address is 2312 NE 199th Street, Battle Ground, WA 98604
 VICTIM: Counter bonds, bonds, bills and coupons to Trustee or Trustee with power to sue in the
 Skamania County Court

following described real property in Skamania County, Washington:
 The Northeast quarter of the Southwest quarter of the Northwest quarter
 of Section 30, Township 2 North, Range 4 West of the 1/4 Mile Meridian, containing 16.00 acres,
 Skamania County, Washington, which is an assessment of the Northeast quarter of the
 Northeast quarter with an assessment of one acre, less a corner bounded with the Northwest corner
 and contains a 10.00 foot strip.
 Except the South 1/4 of the tract off the above described 16.00 foot measurement
 known as parcel 3.
 Remaining tract with an assessment of one acre, less a corner bounded with the Northwest corner
 and a 10.00 foot strip off the above described 16.00 foot measurement
 known as parcel 4.
 Remaining tract with an assessment of one acre, less a corner bounded with the Northwest corner
 and a 10.00 foot strip off the above described 16.00 foot measurement
 known as parcel 5.

Remaining tract with an assessment of one acre, less a corner bounded with the Northwest corner
 and a 10.00 foot strip off the above described 16.00 foot measurement
 known as parcel 6.
 Remaining tract with an assessment of one acre, less a corner bounded with the Northwest corner
 and a 10.00 foot strip off the above described 16.00 foot measurement
 known as parcel 7.

which land is used principally for agricultural or grazing purposes, together with all the buildings, bare fixtures, and appurtenances now or hereafter thereon belonging or in any wise appurtenant, and the rents, issues and profits thereof.

This Deed is for the purpose of securing performance of such agreement of grantor herein contained, and
 payment of the sum of Twenty-five Thousand and Thirty Dollars (\$ 25,030.00)
 plus interest, in accordance with the terms of a promissory note of even date herewith, payable to Name
 with interest, in accordance with the terms of a promissory note of even date herewith, payable to Name
 with interest, and made by Grantor, and all renewals, modifications and extensions thereof, and also
 fiduciary or similar, and made by Beneficiary to Grantor, or any of their successors or
 such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or
 assigns, together with interest thereon at such rate as shall be agreed upon.

We protest the validity of this Deed of Trust. Grantor avows and agrees:

a. To keep the property in good condition and repair; to permit no waste thereon; to complete any
 building, structure or improvement being built or about to be built thereon; to restore promptly any
 building, structure or improvement thereon which may be damaged or destroyed; and to comply with
 all local ordinances, regulations, requirements, conditions and restrictions affecting the property.

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2. To pay before discharge all lawful debt and expenses upon the property; to keep the property safe and clear of all taxes, charges, liens or encumbrances impacting the security of this Deed of Trust.
3. To keep all buildings, land or fixtures erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such company as the Beneficiary may approve and have no payable limit to the Beneficiary, as far as losses may appear, and to the maximum. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Beneficiary in insurance, under them in force shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security herein or the right or power of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.
5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's undelivered fees actually incurred, as provided by statute.
6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same and the amount so paid will interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured by this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the general or such portion as may be necessary to fully satisfy the obligation secured thereby, shall be paid to Beneficiary to be applied to said obligation.
2. By acceptance payment of any sum secured hereby after the due date, Beneficiary does not waive its right to require prompt payment when due of all other sums secured, or to decline default for failure to so pay.
3. The Trustee shall recover all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for release, made by the Beneficiary or the person entitled thereto.
4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any covenant contained therein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon demand, all sums secured hereby, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person buying Trustee may bid at Trustee's own discretion shall apply the proceeds of the sale as follows: (a) to the expense of the sale including a reasonable Trustee's fee and attorney's fee; (b) to the obligation secured by this Deed of Trust; (c) the surplus, if any, shall be distributed to the persons entitled thereto.
5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of the execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which record shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchasers and encumbrancers for value.
6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiaries may cause this Deed of Trust to be foreclosed as a unit group.
7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the appropriate records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the trustee.
8. This Deed of Trust applies to, relates to the benefit of, and is binding not only on the parties hereto, but on their heirs, executors, trustees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named in Beneficiary herein.

STATE OF WASHINGTON

COUNTY OF Clark

On this day personally examined before me
Janet M. Stein and Donald L.
Stein

to me known to be the full and sufficient inhabitants
and who executed the within and foregoing instrument,
and acknowledged that they signed the same
on the day of March, 1980, free and voluntarily and that
for the uses and purposes therein mentioned.

And under my hand and official seal this
day of March, 1980,

Notary Public for the State of Washington
and County of Clark
Suzanne Gammie

STATE OF WASHINGTON

COUNTY OF...

On this day of 19.....
before me, the undersigned, a Notary Public in and for the State of Washington,
duly sworn and sworn, personally appeared,

and to me known to be the President and Secretary,
respectively of corporation, that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said company
action, for the uses and purposes therein mentioned, and on oath stated that
aforesaid instrument is the true instrument and that the said
aforesaid instrument is the true instrument and corporation.

Witness my hand, my official seal bearing, the day and year first
above written.

Notary Public in and for the State of Washington,
residing at

REQUEST FOR FULL RELINQUISHMENT

(Do not record. To be used only where note has been paid.)

TO: BENEFICIARY

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you do hereby
release, quitclaim, and all other indebtedness secured by said Deed of Trust, to us, the undersigned, and to our heirs, together with the notes
executed, and all other documents of indebtedness secured by said Deed of Trust, delivered to you herewith, together with the Deed of
Trust, and to us, the undersigned, without warrant, to the number designated by the holder of said Deed of Trust, till the amount now
held by you hereunder.

Dated: