

88465

WARRANTY DEED.

THE GRANTORS, PAUL BUHMAN, individually and as Executor of the Estate of VICTORIA BUHMAN, deceased, LOUISE ERICKSON and ANNA DALLING, each in their separate estates, for and in consideration of the sum of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00), the receipt whereof is hereby acknowledged, do hereby convey and warrant unto VANPORT MANUFACTURING, INC., an Oregon corporation, the Grantee, the following described real property situated in Skamania County, State of Washington, to-wit:

The Southwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian.
EXCEPT County Roads.

EXCEPT the small portion of said quarter section lying Southerly of the Buhman County Road.

EXCEPT a portion of the West half of said quarter section described in the Real Estate Contract recorded in Volume 67, Page 724, records of said County, more particularly described as follows:

BEGINNING at a point on the West line of the Southwest quarter of said Section 30, 1120 feet North of the Southwest corner thereof, thence East parallel with the South line of said Section 500 feet; thence North parallel with the West line of said Section 580 feet; thence West parallel with the South line of said section 500 feet to the West line thereof; thence South along the West line of said section 580 feet to the point of beginning.

SUBJECT TO easement for road and utility purposes over a strip of land 60 feet in width running along the Southerly line of said quarter section, the center line of said easement and the terms of the same being described as follows:

BEGINNING at a point on the East line of the County Road 30 feet North of the South line of the Southeast Quarter of the Southwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, thence East parallel with the South line of said Section 220 feet; thence in a North-easterly direction following the terrain to the center line of a creek at a point not more than 250 feet North of the South line of said Section; thence continuing in a South-easterly and Easterly direction following the center of an old logging road to a point on the East line of the Southeast Quarter of the Southwest Quarter of said Section 30 which is 50 feet North of the Southeast corner thereof.

TOGETHER WITH the right to use for the construction of a roadway on said easement the pile of rock now lying and located about 100 feet North and 145 feet East of the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 30.

The easement herein granted is for the purpose of the construction and maintenance of an access road and for utility purposes and shall be deemed appurtenant to the South half of the Southeast Quarter of said Section 30, Township 2 North, Range 5 East of the Willamette Meridian. Grantor reserves for himself and his successors in interest as to the Southwest Quarter of said Section 30, or of any portion thereof, full right to the use and enjoyment of said easement and any roadway established thereon, including the right to



enter upon or across the same at any point.
SUBJECT TO easements for electric transmission lines as
now appearing of record, the real property sold hereby
containing approximately 150 acres.

This deed is given in fulfillment of a Real Estate Contract
between Paul Buhman, executor of the estate of Victoria Buhman, de-
ceased, as Seller, and the Grantee herein as purchaser, said Real
Estate Contract bearing date of April 29, 1975, and recorded in Book
69, Page 150, under Auditor's File No. 79872, records of Skamania
County, Washington, and the warranties of title herein relate to the
date of said contract. Real estate sales tax paid - Receipt No. 3318.

IN WITNESS WHEREOF, the Grantors have executed this deed
this 16th day of November, 1976.



Paul Buhman
Paul Buhman, Executor of the Estate
of Victoria Buhman, Deceased.

Louise Erickson
Louise Erickson

Anna Dalling
Anna Dalling

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me PAUL BUHMAN, LOUISE
ERICKSON and ANNA DALLING, to me known to be the individuals described
in and who executed the within and foregoing instrument, and acknow-
ledged that they signed the same as their free and voluntary act and
deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of
November, 1976.

88465

Phillip M. Burruss
Notary Public in and for the State
of Washington, residing at
Marshall

COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE ABOVE
INSTRUMENT WAS FILED BY
First Class Title Co
OF Skamania
AT Skamania 29
WAS RECORDED IN BOOK 76
PAGE 462

REGISTERED
INDEXED
RECORDED
FILED

6656
TRANSACTION EXCISE TAX
MAY 31 1979
Amount Paid 3318
By Skamania County Treasurer

MILLER & LAHMANN
ATTORNEYS AT LAW
324 N. 5TH AVE.
CAMPS, WASHINGTON 98607
ANNA CODE 505-TELEPHONE 1111