

QUITCLAIM DEED

(Deed Granted in Lieu of Grantee Foreclosing Real Estate Contract)

THE GRANTOR, JOHN H. WATERBURY, in his separate capacity, for a valuable consideration, in hand paid, sells, conveys and quitclaims all present and after-acquired interest and title he has to CHARLES KANE and LUCILE KANE, husband and wife, the following described real estate in the County of Skamania, State of Washington:

BEGINNING at the Northeast corner of Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington State; thence South 89 degrees 33'55" West 330.00 feet; thence 99 degrees 17'26" East 231.00 feet; thence 89 degrees 33'55" East 330.00 feet; thence North 00 degrees 02'34" West 231.00 feet to the true point of beginning.

CONSISTING of approximately 1.39 acres.

This deed is made and entered into for the purpose of conveying all interest the Grantor herein had and has in the above described property as the result of his having entered into a Real Estate Contract of purchase on June 1, 1982 wherein the Grantor above agreed to purchase from Charles Kane and Lucille Kane, husband and wife, the above described real estate. The transaction tax having been paid on June 15, 1982 as evidenced by Receipt No. 5782. The undersigned Grantor in signing this deed acknowledges that he is delinquent in monthly payments of Forty and no/100 Dollars (\$40.00) per month since that payment due August 1, 1982 in the total amount of Four Thousand and no/100 Dollars (\$4,000.00) plus interest at the rate of Twelve per cent (12%) per annum from July 1, 1982; and have failed to pay the real estate taxes for the year of 1983 in the amount of Twenty One and 27/100 Dollars (\$21.27) plus interest.

In consideration of the Grantor granting this deed, Grantee agrees not to bring any action against the Grantor under the terms of the Real Estate Contract and to accept all payments previously received under the contract as liquidated damages. The Grantor herein states that this deed may be treated as a Bill of Sale for any personal property left on the premises at the time it was abandoned and authorizes the Grantee herein to dispose of same as Grantee sees fit.

DATED this 14 day of March, 1984.

John H. Waterbury
John H. Waterbury

STATE OF)
) ss.
County of)

RECEIVED
MAR 23 1984
Amount Paid
By Skamania County Treasurer

On this day personally appeared before me JOHN H. WATERBURY, to me known to be the individual described in and who executed the within and

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foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of March, 1984.

John D. Murphy
Notary Public in and for the State
of Oregon, residing at
4142 S.E. 75th Portland, Ore. 97214

BLAIR, SCHAEFER, HUTCHISON, WYNNE,
POTTER & HORTON
Attorneys at Law
1014 Franklin Street
Post Office Box 1148
Vancouver, Washington 98666-1148



STATE OF WASHINGTON
COUNTY OF CLATSOP
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF BLAIR, SCHAEFER, HUTCHISON, WYNNE, POTTER & HORTON FILED BY BLAIR, SCHAEFER, HUTCHISON, WYNNE, POTTER & HORTON
ON 12-10 1984
WAS RECORDED IN BOOK 83 PAGE 249
RECORDS OF CLATSOP COUNTY WITH
Shirley M. Adams COUNTY AUDITOR
E. Murphy DEPUTY