

SPECIAL WARRANTY DEED

CARL B. KLINGNER and LORRAINE

M. KLINGNER, husband and wife

TO

CARL DEAN KLINGNER and ELLEN RUTH

KLINGNER, husband and wife

100861

FILED FOR RECORD
SKAMANIA CO. WASH
BY ELLEN RUTH KLINGNER

MAR 25 10 46 AM '86

AUDITOR
GARY M. OLSON



SAFE CO

SAFE CO TITLE
INSURANCE COMPANY

1109 SECOND AVENUE
SEATTLE, WASHINGTON 98101

Mail to ELLEN RUTH KLINGNER
M P O 1151 Yule Rd
Washouga, WA 98671

SPECIAL WARRANTY DEED

THE GRANTOR CARL B. KLINGNER and LORRAINE M. KLINGNER, husband and wife

for and in consideration of TEN and 00/100's Dollars
(\$ 10.00), in hand paid, grant, bargain, sell, convey, and confirm to

CARL DEAN KLINGNER and ELLEN RUTH KLINGNER, husband and wife,

the following described real estate, situated in the County of Skamania, State of Washington:

A TRACT OF LAND IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE WEST 495 FEET OF THE EAST 990 FEET OF THE NORTH 220 FEET OF THE FOLLOWING TRACT:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SAID SECTION 19; THENCE SOUTH 440 FEET; THENCE EAST 1480 FEET; THENCE NORTH 440 FEET THENCE WEST 1480 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO KNOWN AS LOT 1 OF CORINNE V. YULE SHORT PLAT, RECORDED JUNE 26, 1979 IN BOOK 2 OF SHORT PLATS, PAGE 111, AUDITOR'S FILE NO. 88847, RECORDS OF SKAMANIA COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress, and utilities 20 feet in width, over and under and across an existing roadway, the centerline of which commences at the southeast corner of the tract herein above described and extends thence in a westerly direction across the west 985 feet of the north 440 feet of the north half of the said northeast quarter to the east line of Skye Road, and purchaser agrees to contribute towards the maintenance of the roadway on said easement, recorded in Book 79 of Deeds, Page 204, Records of Skamania County, Washington.

The Grantor for themselves and for their successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, we will forever warrant and defend the said described real estate.

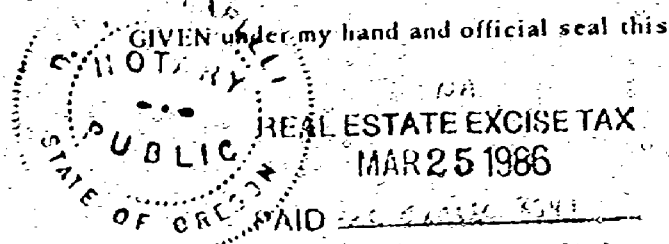
Dated this 26th day of December, A.D. 1985

Carl B. Klingner (SEAL)
Lorraine M. Klingner (SEAL)

OREGON
STATE OF ~~WASHINGTON~~
County of Multnomah

On this day personally appeared before me CARL B. KLINGNER and LORRAINE M. KLINGNER

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned:



26th day of December, 1985.

[Signature]
Notary Public in and for the State of ~~Washington~~ Oregon
residing at Portland
My Commission Expires: October 24, 1986

9-8-89

SKAMANIA COUNTY TREASURER