

2 6-27-30-0108



First American Title INSURANCE COMPANY

Filed for Record at Request of

Name..... MT. ADAMS TITLE COMPANY
Address..... P. O. BOX 735
City and State..... White Salmon, WA 98672

THIS SPACE RESERVED FOR RECORDER'S USE:

FILED FOR RECORD
BY MT. ADAMS TITLE
COMPANY
SEP 26 9 29 AM '86
AUDITOR
GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR DOUGLAS P. MCKENZIE and MARLEA MCKENZIE, husband and wife

for and in consideration of TWENTY THREE THOUSAND NINE HUNDRED TWENTY AND NO/100 DOLLARS,
in hand paid, conveys and warrants to ROBERT BAXTER, a single man, as his separate estate
the following described real estate, situated in the County of SKAMANIA, State of
Washington:

Beginning at the Southwest corner of the Southwest quarter of Section 27, Township 2 North, Range 6 East of the W.M., thence South 88°55'59" East as measured along the South line of said Southwest Quarter, 1,270.00 feet; thence North 01°05'09" East parallel to the West line of said Southwest Quarter 750.72 feet to the True Point of Beginning; thence North 88°15'42" West 617.11 feet to the centerline of Road "A"; thence Northeasterly along the centerline of Road "A" to the intersection of the centerlines of Road "A" and Road "B", said point being North 01°05'09" East 1375.60 feet and South 88°55'59" East 1295.03 feet from the Southwest corner of said Southwest Quarter; thence Southeasterly along the centerline of Road "A" to a point which bears North 74°23'40" East 583.32 feet from the True Point of Beginning; thence South 74°28'40" West 583.32 feet to the true point of Beginning.

SUBJECT TO easements of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 14, 1979, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. Purchasers interest was awarded to grantee herein, by Decree of Dissolution in Clark County Suit No. 81 3 01554 6. Real Estate Sales Tax was paid on this sale on May 21, 1979, Rec. No. 6714. Sellers interest under said contract was assigned to Douglas P. McKenzie by instrument dated May 16, 1984, Excise Tax Receipt No. 9793.

Dated this NINETEENTH day of SEPTEMBER, 1986

STATE OF WASHINGTON, OREGON
County of HOOD RIVER ss.

On this day personally appeared before me DOUGLAS P. MCKENZIE and MARLEA MCKENZIE,
to me known to be the individual 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.

GIVEN under my hand and official seal this
Registered

19th

day of

SEPTEMBER

, 1986

Notary Public in and for the State of OREGON
MY COMMISSION EXPIRES 5/23/88

