DEED IN LIEU OF FORECLOSURE

SK-14905/ES-631
03-08-21-3-0-0101-00

THIS DEED IS MADE THIS 26th DAY OF JULY, 1988, BY AND BETWEEN JUDY K. WILLIAMS, SURVIVOR OF HERSELF AND JOEL J. WILLIAMS, DECEASED (HEREINAFTER REFERRED TO AS "WILLIAMS") AND CLYDE E. MORBY AND BARBARA C. MORBY (HEREINAFTER REFERRED TO AS "MORBY").

RECITALS

A. MORBY EXECUTED THAT CERTAIN REAL ESTATE CONTRACT DATED MAY 25, 1986 AND RECORDED JUN 2, 1986 IN BOOK 101 AT PAGE 360, SKAMANIA COUNTY RECORDS, IN THE ORIGINAL AMOUNT OF $7,500.00 IN FAVOR OF WILLIAMS.

B. THE BALANCE OWING ON THE ABOVE-DESCRIBED REAL ESTATE CONTRACT IS THE PRINCIPAL SUM OF $6,000.00. MORBY INTENDS TO FORGIVE THIS DEBT AS CONSIDERATION FOR THIS DEED IN LIEU OF FORECLOSURE.

C. WILLIAMS DESIRES TO AVOID THE ADDITIONAL COSTS AND EXPENSES OF FORECLOSURE, INCLUDING ATTORNEY FEES, WHICH IT WOULD INCUR AND DESIRES TO CONVEY ALL OF ITS INTEREST AS A CONTRACT PURCHASER IN AND TO THE REAL PROPERTY DESCRIBED BELOW TO MORBY.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE AND THE MUTUAL PROMISES CONTAINED HEREIN, THE PARTIES HERETO AGREE AS FOLLOWS:

1. WILLIAMS DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY UNTO MORBY THE REAL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS, TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS: LOT 1 OF THE WAYNE LANNINGHAM SHORT PLAT AS RECORDED IN BOOK 1 OF SHORT PLATS ON PAGE 74, SKAMANIA COUNTY RECORDS.

2. THIS DEED IS ABSOLUTE IN EFFECT AND CONVEYS FEE SIMPLE TITLE OF THE PREMISES ABOVE DESCRIBED TO MORBY; IT DOES NOT OPERATE AS A MORTGAGE, TRUST CONVEYANCE OR SECURITY INSTRUMENT OF ANY KIND.

3. MORBY IS THE OWNER OF THE PREMISES FREE OF THE LIEN OF SAID CONTRACT.

4. BY ACCEPTANCE OF THIS DEED, MORBY SHALL FOREVER FOREBEAR TAKING ANY ACTION WHATSOEVER TO COLLECT FROM WILLIAMS ON THE CONTRACT, OTHER THAN TO FORECLOSE THAT CONTRACT AND IN ANY PROCEEDING TO FORECLOSE THAT CONTRACT, MORBY SHALL NOT SEEK OR OBTAIN A DEFICIENCY JUDGMENT AGAINST WILLIAMS OR HER HEIRS OR ASSIGNS.

5. WILLIAMS DOES HEREBY WAIVE, SURRENDER, CONVEY AND RELINQUISH ANY EQUITY OF REDEMPTION AND STATUTORY RIGHTS OF REDEMPTION CONCERNING THE REAL PROPERTY AND CONTRACT DESCRIBED ABOVE.

REAL ESTATE EXCISE TAX 12167
AUG 3 1988
PAID
SKAMANIA COUNTY TREASURER

Recorded at Request of
Time 2:10 P.M.

Glenda J. Kimmel, Skamania County Assessor
By: Dan Parcel # 3-8-21-3-101

6. WILLIAMS IS NOT ACTING UNDER ANY MISAPPREHENSION AS TO THE LEGAL EFFECT OF THIS DEED NOR UNDER ANY DURESS, UNDUE INFLUENCE OR MISREPRESENTATION OF MORBY, ITS AGENT OR ATTORNEY OR ANY OTHER PERSON.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS DEED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Judy K. Williams
JUDY K. WILLIAMS

Clyde E. Morby
CLYDE E. MORBY

Barbara C. Morby
BARBARA C. MORBY

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

AUG 3 11 29 AM '88
AUDITOR
GARY M. OLSON

STATE OF OREGON)
)SS:
COUNTY OF MULTNOMAH)

ON THIS 26th DAY OF JULY, 1988 PERSONALLY APPEARED BEFORE ME JUDY K. WILLIAMS TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC OF OREGON

Debra J. McMillan
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING AT: Portland Oregon
MY COMMISSION EXPIRES: 10/17/90

UNOFFICIAL COPY

FILED FOR RECORD
SKAMANIA CO. WASH.
BY Ska. Co. Sheriff's
Aug 4 12 09 PM '88
AUDITOR
GARY W. OLSON

Sheriff's Deed

SHERIFF OF SKAMANIA COUNTY, STATE OF WASHINGTON
TO

Dated 19

FILED FOR RECORD AT REQUEST OF

on ..... day of 19

at ..... minutes past ..... M.

and recorded in volume ..... of

..... Page .....

Records of ..... County,

State of Washington.

.....

RECORDER OF SAID COUNTY

By ..... Deputy

LEGAL DESCRIPTION

802

A portion of the South half of the Southwest quarter of Section 34, Township 2 North, Range 5 E. of the W.M., Skamania County, Washington, described as follows:

Beginning at a 5/8" iron rod at the Northeast corner of the Southwest quarter of the Southwest quarter of section 34; Thence North 89° 29' 28" west, 622.81 feet; thence South 02° 10' 00" East, 684.44 feet to the centerline of a 60 foot road easement; Thence following said centerline North 85° 40' 00" East, 380.86 feet Thence along the arc of a 200 foot radius curve to the left for an arc distance of 114.03 feet; Thence North 53° 00' 00" East, 95.70 feet; Thence along the arc of a 500 foot radius curve to the right for and arc distance of 84.36 feet; thence leaving said centerline North 12° 30' 00" East, 518.46 feet to the North line of the South half of the Southwest quarter; thence North 89° 29' 28" West, 148.08 feet to the point of beginning.

Also known as lot 15 of survey recorded in Book 1 of Survey's Page 150, Records of Skamania County, Washington.

12172

REAL ESTATE EXCISE TAX
AUG 4 1988
PAID exempt
Deputy

Unofficial Document