

105891

## WARRANTY DEED

BOOK 111 PAGE 40



KNOW ALL MEN BY THESE PRESENTS, That Richard D. Boshart

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John L. Morris

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Skamania and State of Oregon, described as follows, to-wit:

Beginning at a point on the east line of Section 29, T. 3 North, Range 5 East, W.B.&M., Skamania County, Washington 383.76 feet N. 1 deg. 35' 02" E. of the southeast corner of said Section; thence West 2204.38 feet to a 5/8" iron rod in the center of the Skamania Mines County Road; thence along the center of said road N. 52 deg 16' 54" E. 346.23 feet to a 5/8" iron rod, N. 59 deg 24' 35" E. 218.44 feet to a 5/8" iron rod and N. 36 deg. 02' 40" E. 167.61 feet to a 5/8 iron rod; thence East 1655.52 feet to the east line of said Section 29; thence S. 1 deg 35' 02" W. 457.03 feet to the point of beginning. Containing 20 acres more or less.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, conditions, restrictions and all matters allowed by John L. Morris

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ part of the consideration (indicate which). (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of July, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

REAL ESTATE EXCISE TAX  
SEP 30 1988

PAID \$ 8823

STATE OF OREGON,

County of Linn

July 28, 1984

SKAMANIA COUNTY TREASURER

STATE OF OREGON, County of

19

ss.

Personally appeared

and

Personally appeared the above named  
Richard D. Boshart

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be his voluntary act and deed.

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-5-85

Notary Public for Oregon

My commission expires:

Registered S  
Indexed, b/c S  
Logbook S  
Filed  
Mailed

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

12445 WADDELL CREEK COURT SW  
OLYMPIA, WA 98502

NAME, ADDRESS, ZIP

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY JOHN L. MORRIS  
SEP 30 1 11 PM '88

AUDITOR

GARY H. OLSON

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County allixed.

NAME

TITLE

By

Deputy

Glenda J. Kimmel, Skamania County Assessor  
By: Parcel # 3-5-29-106