

108108

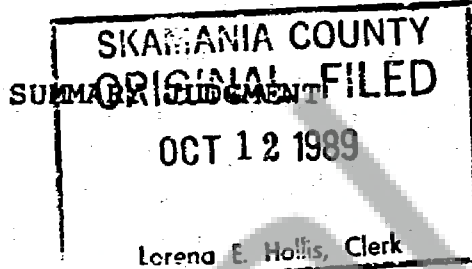
FILED FOR RECORD
SKAMANIA CO. WASH
BY *Kielinski & Lourne*

Oct 20 12 40 PM '89
P. Lowmy
AUDITOR
GARY M. OLSON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAMANIA COUNTY

WALLACE CLAUSON, et ux.,
Plaintiffs,
vs.
JEAN E. HASKELL, a single
woman,
Defendant.

NO. 88-2-00138-5



This matter coming on regularly for hearing upon the motion of Plaintiffs, Wallace Clauson and Sally M. Clauson, husband and wife, for summary judgment quieting title to that certain real property described in a real estate contract between Bessie J. Zawistowski, as vendor, and Wallace Clauson, as vendee, and the Court having ordered that said motion for summary judgment be granted and that judgment thereon be entered, now, therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that title in the following described real property situated in Skamania County, Washington, and every part thereof, is quieted in Wallace Clauson and Sally M. Clauson, husband and wife:

Beginning at a point on the East edge of Old Cascade Road which is South 470.5 feet and West 605.8 feet from the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 1 North, Range 5 East of the Willamette Meridian, and running thence West 350.2 feet to the center of the Old Cape Horn Road, thence Northerly along the centerline of said Cape Horn

Clauson v. Haskell
Summary Judgment
Page 1

Registered
Indexed, *in*
Indirect
Filed *10-27-89*
Filed

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

KIELPINSKI & LOURNE
A PROFESSIONAL SERVICE CORPORATION
ATTORNEYS AT LAW
27 Russell Street • P.O. Box 510
Stevenson, Washington 98648
Telephone (509) 427-5665

1
2 Road to its intersection with the Northeasterly line of
3 said Old Cascade Road, thence along the Easterly edge of
4 said Cascade Road, South 27°53' East 182.0 feet; thence
5 South 39°43' East 168.0 feet; thence South 52°00' East
6 109.6 feet to the point of beginning.

7 PARCEL D:

8 That tract of land in Section 3, Township 1 North, Range
9 5 East of the Willamette Meridian, described as follows:

10 Commencing at the center of said Section 3 South 20.30
11 chains; thence West to intersection with the Southerly
12 line of State Highway #8B, formerly known as State Road
13 #8, which is the true point of beginning; thence West
14 to the centerline of the Old Cape Horn Road; thence
15 Northerly along the centerline of the Old Cape Horn Road
16 to intersection with Southerly line of the said State
17 Highway #8B; thence Easterly along the Southerly line
18 of said State Highway #8B to the point of beginning.

19 PARCEL E:

20 A tract of land located in the Southwest Quarter of
21 Section 3, Township 1 North, Range 5 East of the
22 Willamette Meridian, described as follows:

23 That portion of the following described tract of land
24 lying Southerly of Secondary State Highway No. 8B.

25 Beginning at a point on the West line of the Cape Horn
26 County Road 6.22 chains North 08°55' East from the
27 Southwest corner of the Charles Froeschle land in said
28 Section 3; thence North 79°08' West 1.47 chains;
thence North 69°27' West 1.71 chains; thence North
61°52' West 2.61 chains; thence North 83°14' West 1.21
chains; thence South 82°52' West 3 chains; thence
South 84° West 2.07 chains to a point on the North side
of the State Road, said point being the Southwest corner
of the tract; thence North 10 chains to the Northwest
corner of the tract; thence East 7.82 chains to the
Cape Horn County Road, said point being the Northeast
corner of the tract; thence along the West line of said
road in a Southeasterly direction to the point of
beginning;

TOGETHER WITH all existing water rights and easements
for water pipelines appurtenant thereto.

1
2 It is further ORDERED, ADJUDGED AND DECREED that that certain
3 personal representative's deed filed in Vol. 108 at Page 773, Deed
4 Records of Skamania County under Auditor's File No. 104848,
5 purporting to reserve unto Defendant a life estate in some portion
6 of the hereinabove described real property is and is hereby
7 declared to be a legal nullity.

8 It is further ORDERED, ADJUDGED AND DECREED that Defendant,
9 Jean E. Haskell, holds neither a life estate nor any other
10 cognizable interest in said real property, and that any right in
11 said Defendant to live upon said real property expired upon
12 Plaintiffs' fulfillment of their obligations under the subject
13 real estate contract.

14 It is further ORDERED, ADJUDGED AND DECREED that Plaintiffs
15 shall be awarded their taxable costs in the amount of \$206.21,
16 which amount includes a statutory attorney's fee in the amount of
17 \$125.00.

18 DONE IN OPEN COURT this 12th day of October, 1989.

19 /s/ TED KOLBABA

20 JUDGE

21 Presented by:

22 KIELPINSKI & LOURNE, P.C.

21 Approved as to Form and for Entry:

22 BOYD & GAFFNEY

23 By Susan K. Lorne
24 SUSAN K. LOURNE of
25 Attorneys for Plaintiffs

23 By David Kurtz
24 DAVID KURTZ of Attorneys
25 for Defendants

26
27
28 ///
Clauson v. Haskell
Summary Judgment
Page 3

KIELPINSKI & LOURNE
A PROFESSIONAL SERVICE CORPORATION
ATTORNEYS AT LAW
27 Russell Street • P.O. Box 510
Stevenson, Washington 98648
Telephone (509) 427-5565