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BOOK 117 PAGE 385

STATUTORY WARRANTY DEED

THE GRANTORS, THOMAS O. MONAGHAN and PATRICIA E. MONAGHAN, husband and wife, for and in consideration of the sum of Ten Dollars (\$10), in hand paid, conveys and warrants to THOMAS O. MONAGHAN and PATRICIA E. MONAGHAN, Trustees of the MONAGHAN FAMILY REVOCABLE TRUST, all of the following described real estate situated in Section Twenty-Seven (27) and Section Twenty-Eight (28), Township Three (3) North, Range Eight (8) East of the Willamette Meridian, Skamania County, state of Washington:

Parcel 1: Lot Six (6), Section 28, Township 3 North, Range 8 East of the Willamette Meridian, excepting therefrom a 300 foot right-of-way to Bonneville Power Administration as conveyed to the United States of America. Also excepting .34 acres deeded to Skamania County by deed dated December 28, 1988, and recorded in Book 112, Page 389 Deed Records for Skamania County, Washington.

SUBJECT TO rights-of-way for a county road known as St. Martin Hill Road, for a county road known as Hot Spring Avenue, and for Northwest Natural Gas Company Pipeline.

Parcel 2: The East half (E 1/2) of the Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) of Section Twenty-eight (28).

Parcel 3: The Northwest quarter of the Southwest quarter of the Northeast quarter (NW 1/4 of SW 1/4 of NE 1/4) of Section Twenty-eight (28).

SUBJECT TO county road right of way presently known as Monaghan Road.

Parcel 4: That part of the West half of the Northwest quarter of the Northeast quarter (W 1/2 of NW 1/4 of NE 1/4) of Section Twenty-eight (28) lying South of the Bonneville Power Administration right of way, more particularly described as follows:

BEGINNING at the intersection of the North-South centerline of Section 28 and the South line of the Bonneville Power Administration right of way, which point is South 0°19' East 1312.50 feet, measured along said North-South centerline from the quarter corner on the North line of Section 28; thence North 89°17'15" East 669.70 feet along Bonneville Power Administration's South right of way line to the East line of the West half of the Northwest quarter of the Northeast quarter of Section 28; thence South 0°52'20" East 24.70 feet to the Northeast corner of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28; thence South 89°13' West 669.70 feet along the North line of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 28 to the North-South

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SKAMANIA COUNTY TREASURER

centerline of Section 28; thence North 0°19' West 25.70 feet to the point of beginning.

SUBJECT TO county road right of way presently known as Monaghan Road.

Parcel 5: Lot Four (4) of Section Twenty-eight (28).

SUBJECT TO flowage easement of the United States of America.

Parcel 6: The Southwest quarter of the Southeast quarter (SW 1/4 of SE 1/4) of Section Twenty-eight (28).

EXCEPT THEREFROM Burlington Northern Railroad Company right of way.

SUBJECT TO flowage easement of the United States of America.

Parcel 7: The Northeast quarter of the Southeast quarter (NE 1/4 of SE 1/4) of Section Twenty-eight (28).

EXCEPT THEREFROM Burlington Northern Railroad Company right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO Northwestern Electric Company right of way for electric transmission lines.

Parcel 8: Lot Six (6) of Section Twenty-seven (27).

EXCEPT THEREFROM Burlington Northern Railroad right of way.

EXCEPT FURTHER State of Washington right of way for Highway No. 14.

SUBJECT TO county road right of way presently known as Hot Spring Road.

Parcel 9: The Southeast quarter of the Northeast quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, excepting therefrom a 6.018 acre tract deeded to Skamania County for borrow pit purposes April 28, 1982, and recorded on Page No. 103 of Book No. 81, deed records Skamania County, Washington.

SUBJECT TO a right of way for county road known as Hot Spring Avenue.

ALSO SUBJECT TO a right of way obtained by West Coast Power Co. in 1963 for a power line known as "The Home Valley Line" and which is now in use by Skamania County Public Utility Dist. No. 1.

ALSO SUBJECT TO a flowage easement granted to United States of America on the right bank of Wind River.

This deed is executed and delivered to the Trustees to fund the Grantors' revocable trust, and no monetary consideration has been paid from the Grantee to the Grantors.

Dated this 18th day of December, 1989.

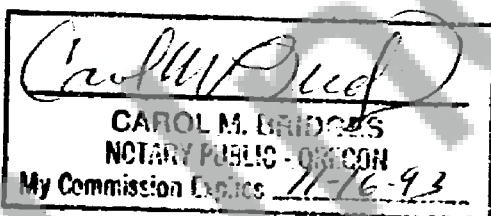
Thomas O. Monaghan
Thomas O. Monaghan

Patricia Monaghan
Patricia Monaghan

State of Oregon)
) ss.
County of Multnomah)

On this 18th day of December, 1989, personally appeared the above named THOMAS O. MONAGHAN and PATRICIA MONAGHAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Carol M. Bridges
Notary Public for Oregon
My Commission Expires: 11-16-93

AFTER RECORDING RETURN TO:
Mr. and Mrs. Thomas O. Monaghan
330 SW Plum Street
Portland, OR 97219

FILED FOR RECORD
SKAMMIE, WASH
BY Harland, Ritter, Sealfeld
Griggs, Bersuch & Alexander
JAN 11 1 37 PM '90
J. Lowry
CLERK
GARY M. OLSON