

108694

FORM No. 723-BARGAIN AND SALE DEED (Use in case of Corporation)

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

ELIZABETH E. KELLEY A Single Woman, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

ROGER DEAN MANWARING and MAYNETTE FRANCIS MANWARING Husband And Wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of SKAMANIA, State of ~~Oregon~~ described as follows, to-wit:

WASHINGTON

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; thence West along the centerline of Section 33 a distance of 250 feet; thence North a distance of 250 feet, more or less, to the center of the county road known as Salmon Falls Road; thence in an Easterly direction along the centerline of said county road to intersection with the East line of said Southwest quarter of the Northwest quarter of Section 33, thence South to the point of beginning;

EXCEPTING THEREFROM the following described:

Beginning at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; thence West along the centerline of said Section 33 a distance of 240 feet to the initial point of the tract hereby described; thence West along said centerline 10 feet; thence North 250 feet; more or less to the center of the county road known as Salmon Falls Road; thence in an Easterly direction along the centerline of said road to a point North of the initial point; thence South to the initial point.

AND ALSO EXCEPT a right-of-way for the county road known and designated as the Salmon Falls Road.

to have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,979.98

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25 day of JANUARY, 1989; 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.

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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of DESCHUTES

The foregoing instrument was acknowledged before me this 27 day of MARCH, 1989, by

ELIZABETH E. KELLEY

Public

Notary Public for Oregon

(SEAL)

My commission expires: 11/16/92

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

1989, by

president, and by

secretary of

corporation, on behalf of the corporation

Notary Public for Oregon

My commission expires:

REAL ESTATE EXCISE TAX

FEB 6 1990

PAID SEE EXCISE 8515

Notary Public

Notary Public for Oregon

(SEAL)

(If executed by a corporation, affix corporate seal)

ELIZABETH E. KELLEY

20355 SWALLEY ROAD

BEND, OREGON 97701

GRANTOR'S NAME AND ADDRESS

ROGER and MAYNETTE MANWARING

M P 17, WASHOUGAL RIVER ROAD

WASHOUGAL, WASHINGTON 98671

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:

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1989, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

FILED OR RECORD

SKAMANIA WASH

BY Roger Manwaring

FEB 6 11 43 AM 1990

RECORDER'S USE

GARY M. OLSON

Registered

Indexed, Vir

Indirect

Filed 2-9-90

Mailed

Glenda J. Kimmel, Skamania County Assessor
By: [Signature] Parcel 2-S-33-3-2-290