

108694

FORM NO. 723-BARGAIN AND SALE DEED (Ind. & Corp.)

2007 7/17/07 742

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.

(If the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, 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.]

ORCS 194.570

STATE OF OREGON,

County of LEXCHUTES

The foregoing instrument was acknowledged before me this

, 19 89, by

ELIZABETH E. KELLEY

Notary Public for Oregon

(SEAL)

My commission expires: 11/16/92

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

, 19 , by

FEB 6 1990

president, and by

secretary of

PAID SEE EXCISE 8515

Vice Deputy

corporation, on behalf of the corporation

(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 SKAMANIA WASH.
N P 1728 WASHOUGAL RIVER ROAD BY Roger Manwaring
WASHOUGAL, WASHINGTON 98671
GRAANTEE'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

FILED FOR RECORD
FEB 6 11 1989 REC'D RECORDER'S USE
GARY M. OLSON

Registered *E*
Indexed *V*
Indirect *f*
Filmed *2-960*
Mailed *2-960*

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 fee/file/instrument/microfilm/reception No. , Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

Deputy