

113203

BOOK 127 PAGE 962

BARGAIN AND SALE DEED

The Grantor, Clackamas Surgical Associates, Inc., Money-Purchase Pension and Profit-Sharing Plans, for and in consideration of \$NO and other valuable consideration in hand paid, bargains, sells and conveys to Donald L. Cleland, M.D., the real estate described on Exhibit A, situated in the County of Skamania, State of Washington.

DATED: 27 March, 1992.

CLACKAMAS SURGICAL ASSOCIATES,  
INC. MONEY-PURCHASE PENSION  
AND PROFIT-SHARING PLANS

By [Signature]  
Trustee

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this day personally appeared before me Donald L. Cleland, M.D., Trustee of the Clackamas Surgical Associates, Inc. Money-Purchase Pension and Profit-Sharing Plans, to be known to be the individual described in and who executed the Bargain and Sale Deed and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of March, 1992.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Morton Zelutsky

APR 23 05 PM '92  
[Signature]  
AUDITOR  
GARY M. OLSON

[Signature]  
Notary Public in and for the  
State of Washington residing  
at CRMS

14852  
REAL ESTATE EXCISE TAX

APR 2 1992  
PAID exempt  
[Signature]  
SKAMANIA COUNTY TREASURER

Registered	
Indexed, eir	
Indirect	
Filed	4/6/92
Mailed	

Glenda J. Kimmel, Skamania County Assessor  
By: [Signature] Parcel # 2-5-32-3-1104

3 ACRE PARCEL (SHORT PLAT LOT 1):

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside tracts" as surveyed in 1922; thence South  $19^{\circ} 24' 15''$  West, 140.31 feet to the Southwest corner of Section 32; thence South  $89^{\circ} 06' 40''$  East along the South line of Section 32 for a distance of 1162.25 feet; thence North  $00^{\circ} 53' 20''$  East at right angles to said South line 368.53 feet to a 1/2 inch iron rod set at an angle point in the South boundary line of the tract conveyed to "Clackamas Surgical Associates" as filed in Book 119, Page 6, Skamania County Auditor's Records, said point being shown in Book 3 of Surveys at page 41; thence South  $89^{\circ} 06' 40''$  East, 243.57 feet to a 1/2 inch iron rod in the centerline of "West Road", said point hereinafter called point "A"; thence North  $19^{\circ} 15' 00''$  East, 300.00 feet to a 1/2 inch iron rod; thence North  $33^{\circ} 30' 00''$  East, 120.00 feet to a 1/2 inch iron rod at the TRUE POINT OF BEGINNING; thence continuing North  $33^{\circ} 30' 00''$  East, 490.00 feet to a 1/2 inch iron rod; thence North  $18^{\circ} 00' 00''$  West 176 feet more or less to the centerline of the Washougal River; thence following said centerline downstream (Southwesterly) 400 feet, more or less, to a point which bears North  $20^{\circ} 00' 00''$  West from the TRUE POINT OF BEGINNING; thence South  $20^{\circ} 00' 00''$  East, 485 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

SUBJECT TO the rights of the public in and to any portion of the above described tract that lies within the 60 foot right-of-way and a 50 foot radius cul-de-sac at the Northerly terminus thereof, said right-of-way being known as "West Road", (formerly "Evergreen Lane"), as shown on the subdivision plat of "Washougal West" as recorded in Book "A" of Plats at page 137 in November, 1967.

TOGETHER WITH a 30 foot easement for driveway and utilities, the North line of which is described as follows:

BEGINNING AT point "A", above described; thence North  $25^{\circ} 00' 00''$  West along the centerline of "West Road" 79.17 feet; thence along the arc of a 1000 foot radius curve to the right for an arc distance of 217.00 feet; thence North  $12^{\circ} 34' 00''$  West, 140.37 feet to the TRUE POINT OF BEGINNING of said North easement line at a point which bears South  $12^{\circ} 34' 00''$  East, 30.00 feet from a 5/8 inch iron rod at the center of a 50' radius cul-de-sac at the terminus of said "West Road"; thence North  $53^{\circ} 41' 36''$  East, 281.75 feet to a 1/2 inch iron rod at the terminus of said North line at a point on the West line of the above described tract that bears North  $20^{\circ} 00' 00''$  West, 210.00 feet from the Southwest corner thereof.

EXCEPT any portion lying within "West Road".