

114730

FORM No. 721-BARGAIN AND SALE DEED (Individual or Corporate)

BOOK 131 PAGE 445

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Theron L. Hicks

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BARBARA LYNN BUTLER, TERRY COLLEN HASHEMI, GENE DAVID VAN TRUYER, KENNETH WAYNE HICKS,
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: STATE OF WASHINGTON TO WIT:

CABIN SITE #137 OF THE NORTHWOODS BEING PART OF GOVERNMENT LOTS 4 AND 8 SECTION 26, TOWNSHIP 7 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN,

SUBJECT HOWEVER, TO THE FOLLOWING PROVISIONS:

1. EACH GRANTEE SHALL HAVE AN UNDIVIDED $\frac{1}{4}$ SHARE OF THE GRANTOR'S INTEREST IN THE ABOVE-DISCRIBED PROPERTY.
2. EACH GRANTEE SHALL BE RESPONSIBLE FOR PAYMENT OF ONE FOURTH OF ANY AND ALL LEASE PAYMENTS, HOMEOWNER'S ASSOCIATION FEES, TAXES, AND ANY OTHER FEES OR CHARGES ASSESSED AGAINST THE ABOVE DESCRIBED PROPERTY OR REASONABLY INCURRED FOR THE MAINTENANCE OF SAID PROPERTY AND THE STRUCTURES THEREON.
3. BEFORE ANY GRANTEE SELLS, CONVEYS OR OTHERWISE ENCUMBERS HIS OR HER INTEREST IN THE ABOVE-DISCRIBED PROPERTY, HE OR SHE MUST FIRST TENDOR AN OFFER OF HIS OR HER INTEREST, AT A PRICE AT OR BELOW THE FAIR MARKET VALUE OF THE INTEREST TO BE SOLD, CONVEYED OR ENCUMBERED AT THE TIME OF SAID TENDER OF OFFER, TO ALL OTHER GRANTEES NAMED HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ Love & Affection

Ⓞ 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 16 day of October, 1992, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Theron L. Hicks

FILED FOR RECORD
SKAMANIA CO. WASH
BY Theron Hicks

OCT 20 3 17 PM '92

GARY M. OLSON

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on 10-16, 1992,

by Theron L. Hicks

This instrument was acknowledged before me on _____, 19____,

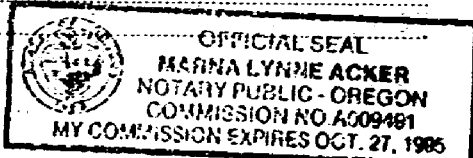
by _____

as _____

of _____

Marna Lynne Acker
Notary Public for Oregon

My commission expires 10-27-95



Theron L. Hicks
20635 SW NAPLES ST.
ALOHA, OR. 97007

Grantor's Name and Address

TERRY HASHEMI
16424 NE 102ND AVE
BATTLEGROUND, WA. 98604

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Until requested otherwise send all tax statements to (Name, Address, Zip):

Registered
Indexed, Dir 10
Indirect
Filed 11/5/92
Mailed

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF Oregon, Washington) ss.

County of Skamania

I certify that the within instrument was received for record on the 20th day of October, 1992, at 3:17 o'clock P.M., and recorded in book/reel/volume No. 131 on page 495 or as fee/file/instrument/microfilm/reception No. 114730, Record of Deeds of said County.

Witness my hand and seal of County/affixed.

Gary M. Olson Auditor
NAME TITLE
By G. Lowry Deputy

015324 REAL ESTATE EXCISE TAX

OCT 20 1992

PAID

exempt

see

SKAMANIA COUNTY TREASURER

Clarence J. Kinnear, Skamania and County Recorder
By: WC Parcel # 96-000137