FORM No. 491-1—WARRANTY—BASIC.

STEVENS-NESS LAW PUB. CO., PORTLAND, OR 97204

No. 122429 BOOK 150 PAGE 276

*KNOW ALL MEN BY THESE PRESENTS, That* Ted W. Kent and LaVone I. Kent

*, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Robert Menefee and Pamela M. Menefee

*, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Skamania *and State of Washington, described as follows, to-wit:*

A tract of land in the Northwest quarter of Section 28, Township 2 North, Range 5 East of the W.M., described as follows:

Beginning at the North quarter corner of said Section 28; thence South 00° 26' 45" East along the centerline of said Section, a distance of 247.50 feet; thence South 50° 20' 07" West, a distance of 1,602.02 feet; thence South 56° 59' 31" East, a distance of 363.16 feet to the true point of beginning of this description; thence North 38° 32' 49" East, a distance of 460.30 feet; thence North 74° 12' 35" East, a distance of 300.77 feet to a point on the westerly line of the cul-de-sac; thence in a southeasterly direction along the westerly line of the cul-de-sac, a distance of 58.31 feet; thence South 34° 51' 44" West 751.80 feet; thence South 89° 38' 10" West, a distance of 182.49 feet; thence North 00° 00' 03" East 220.37 feet to the true point of beginning.

Also known as Lot 3 of the Kent Short Plat, recorded April 27, 1979, in Book 2 of Short Plats, page 102, Auditor's File No. 68432, records of Skamania County, Washington.

RESERVING unto the Sellers, their heirs and assigns, the right of ingress, egress and utilities, over and across Sievers Road, a private road;

GRANTING to the Purchasers, their heirs and assigns, the right of ingress, egress and utilities, in common with others, to the cul-de-sac, and over and across Sievers Road, a private road and connecting with LaRarre Road.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

Prior Excx # 6803 #11949

FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

MAY 30 12 40 PM '95

O'Leary
AUDITOR
GARY M. OLSON

Gary M. Olson, Skamania County Auditor
Date 5/30/95 Time 12:40 Book 150 Page 276

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.*

*And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances*

*and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.*

*The true and actual consideration paid for this transfer, stated in terms of dollars, is* $14,000 *. However, the actual consideration consists of or includes other property or value given or promised which is* part of the / the whole *consideration (indicate which).*

*In construing this deed and where the context so requires, the singular includes the plural.*

*WITNESS grantor's hand this* 16th *day of* January, 1990.

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.

Ted W. Kent
LaVone I. Kent

*STATE OF OREGON, County of* Clackamas *) ss.* January 16, 1990

*Personally appeared the above named* Ted W. and LaVone I. Kent

*and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

*Before me:* Romaine L. Harding
*Notary Public for Oregon*
*My commission expires* July 16, 1990

NOTARY PUBLIC STATE OF OREGON

*NOTE: Matter appearing between the symbols ◊, if not applicable, should be deleted. See Chapter 424, Oregon Laws 1987, as amended by the 1987 Special Session.*

Ted W. and LaVone I. Kent
19785 S. Molalla Ave.
Oregon City, OR 97045
GRANTOR'S NAME AND ADDRESS

Robert and Pamela M. Menefee
4203C S. Mellan Dr.
Mountain View, California 94040
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

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON, County of* ..... *) ss.*
*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
By ..... Deputy

REAL ESTATE EXCISE TAX
NA
MAY 30 1995
PAID Exc. # 6803
SKAMANIA COUNTY TREASURER

Unofficial Copy