

#34483

Ruth States Knapp et al to Leonard Foster

THIS INDENTURE Made this 10th day of September 1945, by and between Ruth States Knapp and Conrad Swanson, both individually and as Executors of the Estate of Peter Swanson and Ella States Swanson, both deceased, parties of the first part, and Leonard Foster party of the second part, witnesseth;

Whereas on the 24th day of May 1945 the Superior Court of Skamania County, state of Washington made an order of sale in the matter of the Estate of Peter Swanson and Ella States Swanson, both deceased, authorizing the Executors of said estate to sell the hereinafter described real property at private sale, which said real estate is particularly described in said order of sale, reference to which said order is hereby made.

And, Whereas under and by virtue of said order of sale the said Executors did cause notice of such sale to be given as required by law and directed by said order, and did on the 22nd day of August 1945 duly sell to the party of the second part, subject to confirmation by the Court for the sum of \$7000.00 the real property hereinafter described,

And Whereas, said Court did on the 7th day of September 1945 make an order confirming said sale and directing conveyance to be executed conveying said real property to the party of the second part, which said order of confirmation is on file in the office of the Clerk of said Court, reference to which is hereby made.

And Whereas each of said executors is interested in the said real property as devisees under the will of said Peter Swanson and Ella States Swanson.

Now Therefore, the said parties of the first part, individually and as such executors, and pursuant to the orders of the Court aforesaid in consideration of the payment of the purchase price aforesaid, do hereby grant, bargain, sell, convey and warrant unto the said party of the second part, the following described real property in Skamania County, State of Washington, to-wit;

The northerly 60 feet of Lots 7 and 8 Block 5 Riverview Addition to the town of Stevenson, except that portion thereof, (if any) lying easterly of the easterly wall of the concrete Garage Building situate on said parcel of land, it being the intention hereby that the said easterly wall shall be the division line between this and the adjoining property.

In Testimony Whereof the parties have hereunto set their hands and seals the day and year first above written.

Ruth States Knapp (LS)

Conrad Swanson (LS)  
As Individuals

Ruth States Knapp

Conrad Swanson  
As Executors of the Estate of  
Peter Swanson and Ella States  
Swanson Deceased.

STATE OF OREGON )  
County of Wallowa ) ss.

On this day personally appeared before me Ruth States Knapp to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she executed the same freely and voluntarily as her individual act and deed and as executor of the estate of Peter Swanson and Ella States Swanson, both deceased.

Given under my hand and official seal this 11th day of September, 1945.