

48328

BOOK

39 PAGE 265

WARRANTY DEED

THE GRANTOR S, R. Kenneth Fidler and Bessie Fidler, husband and wife, and
Richard H. Fidler and Sylvia Fidler, husband and wife,

For and in consideration of One & no/100 - - - - - (\$1.00)

in hand paid, convey S. and warrant S. to Ray C. Kelly and Faye T. Kelly, husband
and wife,

the following described Real Estate, situated in the County of Skamania

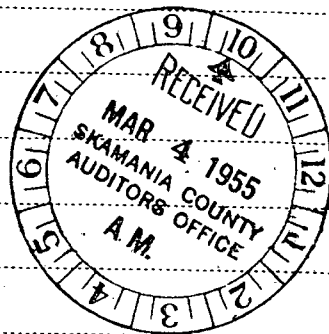
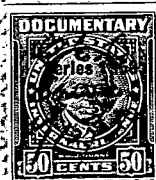
State of Washington: Beginning at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 34, TWP. 2 N. R. 5. E. W. M., thence South 150 feet to the initial point of the tract hereby described thence South 16 West a distance of 100 feet; thence East to the Washougl River, thence Northerly along Washougl River to a point due East of the initial point, thence West to the initial point.
EXCEPTING and RESERVING an easement for private roadway 15 feet in width along the west side of said tract.

ALSO the right to use existing roads over and across the property of the grantor for ingress and egress to and from said property, and also share in maintenance of said private road.

This deed is given and accepted upon the condition subsequent that the grantees, their heirs and assigns shall not use the said premises for other than residential purposes, and will not at any time use the said property for commercial purposes, and said grantees, their heirs, executors, assigns and grantees, shall not maintain or keep any livestock, poultry or rabbits upon the said premises, and that the said premises shall be kept, insofar as is possible, in its natural state, and without felling any trees unless that becomes necessary in clearing for building purposes, or in case any tree or trees become dangerous, in which event the same may be felled.

It is also understood and agreed that Eva M. King, for herself, her heirs, assigns, executors, grantees and licensees, shall have the free use of a right-of-way for a pipe line over and across the said premises, running northerly and southerly over and upon said premises, with the right to construct and/or repair said pipe line or pipes

It is further understood and agreed that the Grantees, their heirs and assigns, shall have free access for swimming purposes to the large pool in the said Washougl River located near the East Boundary line of the tract now owned by Eva M. King.



Dated this 5th day of February, 19 55.

NO. 1435
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID MAR- 4 1955
AMOUNT \$5.00
COUNTY TREASURER
BY Mahel J. Jeter
Annette S. Hutchinson, Deputy

Richard H. Fidler (SEAL)

Sylvia Fidler (SEAL)

R. Kenneth Fidler (SEAL)

Bessie Fidler (SEAL)

OREGON
STATE OF WASHINGTON,

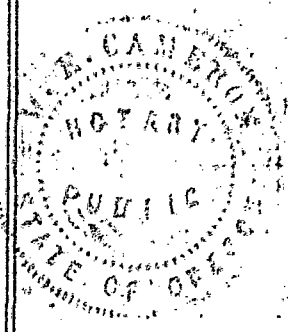
County of Multnomah } ss.

I, W. E. Cameron
a Notary Public in and for the said State, do hereby certify that on this 5th
day of February, 1955, personally appeared before me
R. Kenneth Fidler and Bessie Fidler, husband and wife, and Richard
H. Fidler and Sylvia Fidler, husband and wife,
to me known to be the individuals described in and who executed the within instrument, and acknowl-
edged that they signed and sealed the same as a free and voluntary act and deed,
for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day
and year in this certificate first above written.

W. E. Cameron
Notary Public in and for the State of Washington,
residing at Portland Oregon
in said County.

Comm. Ex. June 3, 1957



Warranty Deed
(Statutory Form)

R. KENNETH FIDLER et ux
et al

TO

RAY G. KELLY, et ux

Dated Feb 5, 1955.

STATE OF WASHINGTON, } ss.

County of Multnomah
Received for record this 4
day of March, 1955, at 12
o'clock A.M., and recorded at request
of Wendell E. Cameron
in Book 37 Page 265
Deed Records of said County.

Alice S. Berg
County Auditor.
By M. Kelly
Deputy Auditor.

REGISTERED BY BUSINESS LAW PUB. CO. PORTLAND

REGISTERED	INDEXED: DIR. K	INDIRECT: K	RECORDED	COMPARED	MAILED
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