

49230
KNOW ALL MEN BY THESE PRESENTS, That EVA KING FLOOD (formerly Eva King) and WILBUR G. FLOOD, her husband, in consideration of Ten and no/100ths Dollars to them paid by ROY C. KELLY and FAYE T. KELLY, do hereby grant, bargain, sell and convey unto said ROY C. KELLY and FAYE T. KELLY, their heirs and assigns, all of the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Skamania, State of Washington, bounded and described as follows, to-wit:

Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the W.M., running thence South along the West line of said Southeast Quarter of the Northwest quarter of said Section 34 until said West line intersects with the center of the road now established and which road meanders near the said West line of said Southeast Quarter of the Northwest Quarter of said Section 34; thence Southerly following the center of said road to a point which is 250 feet more or less Southerly from the said Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 34, and which point is the Southwest corner of the land now owned by the Grantees herein and which is the true point of beginning of the property herein conveyed; thence Southerly following the center line of said road 150 feet, more or less, to a point, which said point is directly West of a point 400 feet South of said Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 34; thence East parallel with the North line of said Southeast Quarter of the Northwest Quarter of said Section 34, to the West bank of the Washougal River; thence Northerly following the West bank of said Washougal River 150 feet more or less to a point on the South line of the property now owned by the Grantees; thence West along the said South line of the property now owned by the Grantees to a point of beginning of the tract herein conveyed.

The Grantors for themselves, their heirs, executors, administrators, assigns, grantees and licensees, reserve the right to the free use of the said road and the whole thereof, situated on the west of the property herein described, and that said road shall at all times be kept open and in good repair so as to permit easy ingress and egress and travel over, upon, and across said road. The Grantees, their heirs, executors, administrators, assigns, grantees and licensees shall assist in repairing and maintaining the said road so as to permit travel thereon for the entire length and width of said road.

The Grantees, their heirs, executors, administrators, assigns, grantees and licensees shall not use the said premises for other than residential purposes and shall not at any time use the said premises for commercial purposes, and said Grantees, their heirs, executors, administrators, assigns, grantees and licensees shall not maintain or keep any livestock, poultry or rabbits upon the said premises, and the said premises shall be kept as far as possible in its natural state without felling any trees unless such 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 said Grantees, their heirs, executors, administrators, assigns, grantees and licensees shall have the right to the free use of the present community swimming hole in the Washougal River on the property of EVA KING FLOOD, one of the Grantors herein, with the understanding that should any repairs be necessary in maintaining the same the said Grantees, their heirs, executors, administrators, assigns, grantees and licensees will assist in making the said repairs. The Grantors herein shall not be required, however, to maintain said swimming hole, but so long as the same is used for a swimming hole this license shall apply.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantees, their heirs and assigns forever.

WITNESS our hands and seals the 8th day of June, 1955.

NO. 1720
SKAMANIA COUNTY

ON EXCISE TAX

DEC 19 1955

CC TV #630
FASURER

BY W. G. Flood

STATE OF OREGON
County of Marion

ss.

BE IT REMEMBERED, That on this 8th day of June, 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EVA KING FLOOD (formerly Eva King) and WILBUR G. FLOOD, her husband, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

Notary Public for Oregon

My Commission Expires:

March 4, 1958

