

50413

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BOOK

11-1949

THIS INDENTURE WITNESSETH, That I. Nellie Corser, a widow and unmarried,

part of the first part, for and in consideration of the sum of Ten and 00/100 DOLLARS, in lawful money of the United States of America, to me in hand paid by Austin E. Smith and Irene D. Smith, husband and wife,

parties of the second part, have GRANTED, BARGAINED, and SOLD, and by these presents do Grant, Bargain, Sell and Convey unto the said parties of the second part, and to their heirs and assigns, the following described real property, situate, lying and being in the county of Skamania State of Washington, to-wit: Commencing at a point on the North Right of Way line of Bonneville Power Administration transmission line No. 1 and 2 designated as Bonneville-Vancouver Line, said point being N 89° 26' W 353.1 feet from the iron pipe with brass cap set by LaBarre for section corner to Sections 20, 21, 29 and 28, Township 2 North, Range 6 East, W.M.; Thence from said point of beginning N 10° 26' W. 92.5 feet; thence N 24° 40' W. 206.0 feet more or less to the center of Duncan Creek; thence in a southerly direction along the center line of Duncan Creek to the center of the County Road; thence easterly along center line of said road to a point which bears S 10° 26' E 53.0 feet from point of beginning; thence N 10° 26' W 53.0 feet to point of beginning; Containing 0.6 acres more or less excepting Right of Way of Bonneville Power Administration and County Road.

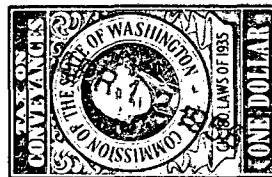
Together with a right of way for the construction and maintenance of a pipe line, flume or conduit, commencing at a point on the easterly (or southeasterly) bank of Duncan Creek which point is on a line at right angles to the center line of said stream and running through the most northerly point of the above described land, thence southerly along the easterly (or southeasterly) bank of said Duncan Creek to the easterly line of the above described land.

This deed is given in fulfillment of a Contract between the first and second parties hereto, dated December 9, 1954, and is subject to all the terms thereof.



TO HAVE AND TO HOLD, The said premises, with all their appurtenances, unto the said parties of the second part and to their heirs and assigns forever; and the said Nellie Corser

party of the first part, for herself and for her heirs, executors and administrators, does hereby covenant to and with the said parties of the second part their heirs and assigns, that she is the owner in fee simple of said premises, and that they are free from all incumbrances, but subject to the above described contract.



Mabel J. Jeter

Committee & Dutcheson Deputy

and that she will WARRANT and DEFEND the title thereto against all lawful claims whatsoever, in contravention of the above covenants.

WITNESS, her hand and seal this 11th day of April A. D., One Thousand Nine Hundred and Fifty-six

Signed, Sealed and Delivered in the Presence of

Nellie Corser (Seal)

(Seal)

(Seal)

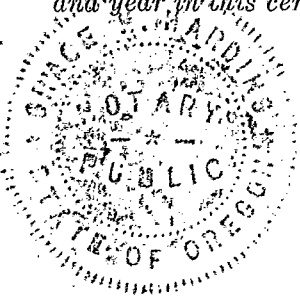
(Seal)

STATE OF ~~WASHINGTON~~ OREGON }
County of Multnomah } ss.

I, Grace H. Harding
a Notary Public in and for the said State, do hereby certify that on this 11th
day of April, 1956, personally appeared before me
Nellie Corser, a widow and unmarried,

to me known to be the individual described in and who executed the within instrument, and acknowl-
edged that she signed and sealed the same as her 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.



Grace H. Harding
Notary Public in and for the State of ~~Washington~~ Oregon
residing at Portland in said County.

My commission expires January 7, 1959

Warranty Deed
COMMON FORM
(FORM 258)

Nellie Corser
TO
Austin E. Smith
Irene D. Smith

Dated April 11, 1956
STATE OF WASHINGTON, } ss.
County of Skamania }

Received for record this 17
day of April, 1956, at 12:00
o'clock P.M., and recorded at request
of J. J. Salas
in Book 41 Page 419
Deed Records of said County.

Alvin L. Berg
County Auditor.
By M. Kelly
Deputy Auditor.

8111 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.
REGISTERED INDEXED: DIR.
Please mail to
Portland Securities Company
506 Builders Exchange Bldg
Portland 4, Oregon
RECORDED
COMPARED
MAILED

50413