

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that WALTER G. COLSON and DESSA M. COLSON, husband and wife, grantors, in consideration of ten and no/100 Dollars and other good and sufficient valuable consideration to them paid by GEORGE BUNT and BETTY JEAN BUNT, husband and wife, grantees, do hereby give, grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all of the following described real property, with the tenements, hereditaments and appurtenances, situated in the County of Skamania, State of Washington and described and bounded as follows :

PARCEL No. 1 : That portion of the B. B. Bishop D. L. C. in Sections 16, 17 and 20, Township 2 North, Range 7 E. W. M., described as follows : Beginning at the intersection of the West line of the said Section 16 with the Northerly line of the County Road known as the Moffetts-Carpenter Road; thence following the Northerly line of said road in a Northerly and Easterly direction to intersection with the Westerly line of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines; thence following the Westerly line of said 300 foot strip of land to intersection with the North line of said Bishop D. L. C.; thence west along the North line of said Bishop D. L. C. to the Northwest corner thereof; thence South along the West line of said Bishop D. L. C. to the Northerly line of the Said Moffetts-Carpenter Road; thence Easterly along the North line of said road to the point of beginning; EXCEPT the following described tract of land: Beginning at the intersection of the North line of the said Bishop D. L. C. with the Westerly line of said 300 foot strip of land acquired by the United States of America; thence South $32^{\circ} 27' 30''$ West 754.95 feet, more or less, to the northerly line of said Moffetts-Carpenter Road; thence in a Northwesterly direction following the Northerly line of said road to intersection with the center line of the right of way granted to the Northwestern Electric Company; thence in a Northeasterly direction following the center line of said right of way to intersection with the North line of the said Bishop D. L. C.; thence East to the point of beginning.

PARCEL No. 2 : Beginning at a point 650 feet due west of a round hub placed at an angle point in the Northerly line of the S. P. & S. Railway Co. right of way, said point being North $09^{\circ} 05'$ East 200 feet from station 2042/23.4 of the survey locating the center line of said right of way, said round hub being 997.92 feet South and 2,035.5 feet West from the Northeast corner of Section 21, Township 2 North, Range 7 E. W. M.; thence South $00^{\circ} 48'$ East to the Northerly line of the 200 foot right of way of said railway company; thence Westerly along the Northerly line of said railway right of way to a point 300 feet West of the Last described line, said point being the initial point of the tract hereby described; thence North $00^{\circ} 48'$ West to the Southerly line of the Evergreen highway; thence Westerly along the Southerly line of said highway 100 feet to the intersection with the Northerly line of said railway right of way; thence Easterly along the Northerly line of said railway right of way to the initial point; said tract being designated as the West 100 feet of Lot 19 of Block Nine of the unrecorded plat of North Bonneville, Washington.

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

And we the grantors do covenant that we are lawfully seized in fee simple of the above granted premises free from all encumbrances excepting only the following :

1. An easement for a pipeline for the transportation of natural gas, oil, and the products thereof granted to the Pacific Northwest Pipeline Corporation, a Delaware corporation, by right of way contract dated November 2, 1955 and recorded January 4, 1956 at Page 465 of Book 40 of Deeds, Records of Skamania County, Washington.

2. A mortgage dated March 7, 1957 executed by Loran Burgess and Nancy Burgess, husband and wife, to W. R. Shores and Perniece Shores, husband and wife, to secure the payment of Twenty Seven Thousand Five Hundred and no/100 Dollars (\$ 27,500) and interest according to note of even date recorded March 13, 1957 in Book 33 of Mortgages, Page 15 under Auditor's file No. 51922, Records of Skamania County, Washington. Said Mortgage has been assigned and is now held of record by W. R. Shores under an assignment thereof dated January 3, 1958 and recorded January 10, 1958 at page 69 of Book 34 of Mortgages, Records of Skamania County, Washington.

3. An executory contract of sale and purchase dated August 28, 1959, and recorded August 31, 1959, at Page 296 of Book 46 of Deeds, Records of Skamania County, Washington, wherein Loran Burgess and Nancy Burgess, husband and wife, are sellers, and Melvin Evans and Charlotte Evans, husband and wife, and Edward C. Hewitson and Mary Jane Hewitson, husband and wife, are purchasers; and amendments thereto and assignments thereof.

4. Easements and rights of way for electric power transmission lines, including those granted to Northwestern Electric Company, a corporation.

5. Public Roads and rights of way over and across the described premises. and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands and seals this 28 day of July 1960.

No.

TRANSACTION EXCISE TAX

JUL 14 1960

Amount Paid by Walter G. Colson
Skamania County Treasurer

By

STATE OF OREGON)

County of Yamhill) ss.

On this 28 day of July 1960 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Walter G. Colson and Dessa M. Colson, husband and wife, grantors, who are 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 in and for said County and State - My commission expires 1 - 1 - 64

After Recording Return
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