

## WARRANTY DEED

THE GRANTORS, WERNER OSTERMANN and MARIE J. OSTERMANN, husband and wife, for and in consideration of Ten Dollars and other Valuable Considerations in hand paid, convey and warrant to BERNARD C. MURPHY and ANNA C. MURPHY, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington, to-wit:

A tract of land located in Government Lot 3 of Section 2, Township 3 North, Range 10 E. W. M., described as follows:

Beginning at an iron rod which is south 02° 08' east 175 feet and thence south 88° 57' west 155 feet from the quarter corner on the north line of the said Section 2; thence south 31° 16' 10" east 22.03 feet to the northwesterly right of way line of the Lakeside County Road; thence along said right of way line (which is 30 feet when measured at right angles from the centerline of said road) south 28° 12' west 42 feet, more or less, to the P. C. of a 154.56 foot radius curve to the left; thence along said curve 78.1 feet (the chord of which bears south 13° 43' west 77.3 feet); thence parallel with the north line of said Section 2 south 88° 57' west 788.32 feet; thence parallel with the north-south quarter section line of said Section 2 north 02° 08' west 230 feet to a point which is south 02° 08' east 75 feet and north 88° 57' east 1,655.28 feet from the northwest corner of said Section 2; thence parallel with the north line of said Section 2 north 88° 57' east 300 feet; thence south 02° 08' east 100 feet; thence north 88° 57' east 520.32 feet to the point of beginning; said tract containing 3.08 acres, more or less;

TOGETHER WITH an easement and right of way for an access road 16 feet in width as now constructed from said premises southeasterly to intersection with the Lakeside County Road and the right to use and maintain the existing gate at said intersection; provided, however, that the grantees, their heirs and assigns, shall at their expense maintain said access road and gate for so long as they are the sole users of the same;

SUBJECT TO an easement and right of way dated March 10, 1972, granted to Public Utility District No. 1 of Klickitat County for an electric power distribution line; recorded March 10, 1972, at page 163 of Book 64 of Deeds, under Auditor's File No. 74842, Records of Skamania County, Washington; and

SUBJECT TO a contract dated March 10, 1972, for electrical services to be furnished by P. U. D. No. 1 of Klickitat County; recorded at page 214 of Book 5 of Agreements & Leases, under Auditor's File No. 74843, Records of Skamania County, Washington; and

RESERVING to the grantors, their heirs and assigns, the right to hook into the existing 3/4 inch water pipeline which terminates approximately 200 feet east of the existing dwelling house on said premises, and an easement and right of way for a water pipeline and the right to draw from the existing water system a quantity of water required for a single family dwelling not

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