

STATUTORY WARRANTY DEED

The grantors, Royal A. Ivory, and Carol Jean Ivory, husband and wife, for and in consideration of fulfillment of a real estate contract referred to below, convey and warrant to Franklin W. Kellett and Mary Rita Kellett, husband and wife, the following described real estate situated in the County of Skamania, State of Washington:

A tract of land located in the South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section 26, Township 2 North, Range 5 EWM, described as follows:

Beginning at a point 80 feet north of the Sixteenth (1/16) Corner located on the east line of Section 26, 1400 feet, more or less, north of the southeast corner of Section 26; thence west to intersection with the easterly right of way line of the County Road known and designated as the McCloske Creek Road; thence following the easterly right of way line of said road in a southwesterly direction to intersection with the northerly boundary of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration electric power transmission lines; thence in an easterly direction along the northerly boundary of said strip of land to the east line of Section 26; thence north along the east line of the said Section 26 to the point of beginning.

This deed is given in fulfillment of that certain real estate contract dated December 4, 1970 (upon which the transaction tax was paid February 2, 1971 as "No. 527" as marked thereon by the Skamania County Treasurer) between Royal A. Ivory and B. Harriet Ivory as sellers and Franklin W. Kellett and Glenine F. Kellett as purchasers. As shown by Quit Claim Deed dated April 23, 1975 from B. Harriet Ivory to Royal A. Ivory as single persons and recorded in Book 63 page 893 records of Skamania County, Washington, and as shown by auditor's file number 79302 records of Skamania County the ante of B. Harriet Ivory was quit claimed to Royal A. Ivory whose current wife joins in with him herein as grantors. Similarly the interest of Glenine F. Kellett in the aforementioned contract has passed to Franklin W. Kellett and his current wife Mary Rita Kellett named herein as grantees in fulfillment of the aforementioned contract.

The covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchasers in said contract, and shall not apply to any taxes,

assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated this 9th day of July, 1976.

Royal A. Ivory
Carol Jean Ivory

STATE OF WASHINGTON

ss

COUNTY OF CLARK

On this day personally appeared before me Royal A. Ivory and Carol Jean Ivory, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9th day of July, 1976.



William C. Klein
Notary Public for the State of Washington, residing in Vancouver



No. 4173
TRANSACTION EXCISE TAX

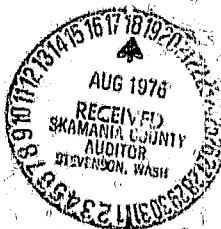
AUG 18 1976

Amount Paid Herein Excise #527

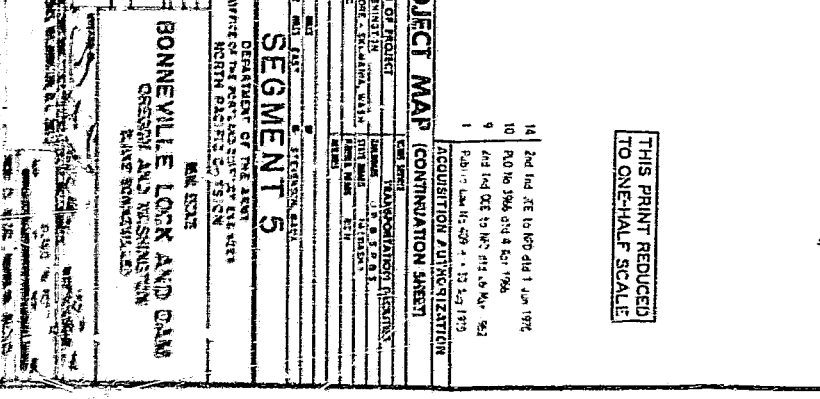
Kathryn Wright

Shammas County Treasurer

By [Signature]



SKANAWIA
HOOD RIVER CO.



SCHEDULE