

SK-10674

WARRANTY PARTIAL FULFILLMENT DEED

THE GRANTORS, ALVIN J. CHANDA and CHARLOTTE E. CHANDA, husband and wife, for and in consideration of TEN DOLLARS and Other Valuable Consideration, in hand paid, conveys and warrants to BILLY DEAN LYONS and MARTHA MARIE LYONS, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

All merchantable conifer timber, 12" D.B.H. and above, located on the following described premises, to wit:

Those portions of the following described tracts in Section 15, Township 4 North, Range 7 East, W.M., lying southerly and westerly of the Wind River Highway and northerly and easterly of the center of Wind River:

The South 163 feet of the South half of the Southeast Quarter of the Northwest Quarter lying easterly of the westerly right of way of the existing 20 foot private access road to El Descanso Al Rio.

The Northeast Quarter of the Southwest Quarter; EXCEPT that portion thereof platted as El Descanso Al Rio, recorded in Book A of Plats, Page 90, Records of Skamania County, Washington. Also EXCEPT the following described tract: Beginning at the northeasterly corner of Lot 5 of El Descanso Al Rio Tract; thence South 57°54' East 24 feet; thence North 36° East 146 feet; thence North 57°54' West 70 feet; thence North 43°54' West 239 feet; thence South 36° West 146 feet; thence South 43°54' East 239 feet; thence South 57°54' East 46 feet to the point of beginning.

The South half of the Northeast Quarter, EXCEPT the West 20 feet and EXCEPT the South 163 feet of said West 20 feet.

The North half of the Southeast Quarter.

The Southeast Quarter of the Southeast Quarter.

EXCEPT that portion of the South half of the South half of the Southeast of the Southeast Quarter lying westerly of the easterly bank of Wind River.

and Grantor does hereby covenant and warrant to and with Grantee that Grantor has title to said timber, and the Grantee shall have the quiet enjoyment and possession of the property conveyed hereby.

This deed is given in partial fulfillment of that certain real estate contract between the parties hereto, dated December 1, 1977,

and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser 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 December 12 1977

Alvin J. Chanda
Charlotte E. Chanda

State of Oregon)
County of Clatsop) ss

On this day personally appeared before me ALVIN J. CHANDA and CHARLOTTE E. CHANDA, 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 12 day of December 1977.

Notary Public in and for the State of Oregon, residing at 2222 N. Oregon Street

554-101
2222 N. Oregon Street
Seaside, Oregon 97138

50400

REGISTERED
INDEXED
FILED
MAILED

COUNTY OF CLATSOP
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS TRUE AND CORRECT
Alvin J. Chanda
Charlotte E. Chanda
AT 2222 N. Oregon Street on 12 day of December 1977
IN PRESENCE OF 2 witnesses
Alvin J. Chanda at 2222 N. Oregon Street
COUNTY OF CLATSOP, OREGON
Alvin J. Chanda
NOTARY PUBLIC