

86946

BOOK 75 PAGE 202

FORM No. 615—WARRANTY DEED (Individual or Corporate).

WARRANTY DEED

1-174

SK109776

WARRANTY DEED

2-11-83-8-703

KNOW ALL MEN BY THESE PRESENTS, That CONRAD K. PETERS AND MARJEAN S. PETERS, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REBECCA S. REBER, TRUSTEE under Irrevocable Trust Agreement dated 12-28-76, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Skamania and State of Washington, described as follows, to-wit:

A parcel of property in the Northwest Quarter of Section 23, Township 2, North, Range 6 East of the Willamette Meridian: Beginning at the Southwest corner of said Northwest quarter of Section 23, Which is also the Southwest corner of Parcel "8" of Columbia River Estates recorded under Auditor's File No. 75656, Skamania County, Records; thence North 0°36'09" East along the West line of said Northwest Quarter of Section 23, and the West line of said Parcel "8" 253.70 feet to the true point of beginning; thence continuing North 0°36'09" East 494.99 feet to the Northwest corner of Parcel "8" thence South 88°54'00" East along the North line of Parcel "8" 290.86 feet to the center line of a road recorded under Auditor's File No. 75655, Records of said County; thence along the centerline of said road South 29°19'14" East 283.55 feet; thence South 57°22'25" West 30.04 feet to the centerline of a creek; thence Southwesterly along the centerline of the creek to a point which is 150.00 feet as measured at right angles to the said West line of the Northwest Quarter of Section 23; thence South 53°36' West 188 feet, more or less, to the true point of beginning

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and right of ways of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.910.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of July, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Conrad K. Peters

Marjean S. Peters

STATE OF OREGON, County of Skamania, July 25, 1978.

STATE OF OREGON, County of Skamania, 1978.

Personally appeared the above named Conrad K. Peters and Marjean S. Peters

Personally appeared and who, being duly sworn, each for himself and no one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon, My commission expires:

(OFFICIAL SEAL) Notary Public for Oregon, My commission expires:

TRANSACTION EXCISE TAX STATE OF OREGON, No. 6044

GRANTOR'S NAME AND ADDRESS Amount Paid AUG 1 1978 \$300.00

GRANTEE'S NAME AND ADDRESS Rebecca S. Reber Trustee, 713 Main St, Astoria, OR 97103

By Skamania County Treasurer, Beverly O. Bede, 82-77

Until a change is requested all tax statements shall be sent to the following address: Rebecca S. Reber, Trustee, Astoria

RECORDED AUG 1 1978 SKAMANIA COUNTY REGISTER'S OFFICE ASTORIA, OREGON



Recording Officer Deputy

NA 12, ADDRESS, ZIP

Vertical text on the left margin: "Recorded in compliance with County subdivision ordinance."