

SK 11254
3-7 1/2-18000

WARRANTY DEED

GRANTORS: JAMES RAY MCCORMICK and ELEANER ANN MCCORMICK, husband and wife

GRANTEES: DAVID L. ALLEN and DEBORAH K. ALLEN, husband and wife

CONSIDERATION: \$18,300.00 (Eighteen thousand, three hundred dollars)

For the consideration stated above Grantors hereby convey unto Grantees their heirs, personal representatives and assigns, the following described real property, to-wit:

A tract of land in the south half of the southeast quarter of the northeast quarter; and the east half of the northeast quarter of the southeast quarter; all in Section 1, Township 3 North, Range 7 1/2 E.W.M. all lying within Skamania County, State of Washington, more particularly described as follows:

Beginning at the east quarter corner of said Section 1; thence north 00°44'35" east a distance of 393.80 feet; thence north 89°30'40" west a distance of 648.66 feet; thence south 00°36'22" west a distance of 42.54 feet; thence south 40°01'45" east 993.98 feet; thence north 00°39'30" east a distance of 387.98 feet to the true point of beginning.

Except that portion of said tract lying within the right of way for Old State Highway.

SUBJECT TO:

1. An easement for an access road 20 feet in width appurtenant to the SW 1/4 of the SE 1/4 of Section 1, Township 3 North, Range 7 1/2 E.W.M. and other property granted to Arthur C. Tice and Rose A. Tice, husband and wife, by deed dated May 5, 1954, and recorded May 6, 1954 at page 106 of Book 38 of Deeds, under Auditor's File No. 46924, Records of Skamania County, Washington.
2. Easements and rights of way for public roads over and across the real estate.

Grantors warrant and covenant that they are the owners of the above described real property in fee simple, free and clear of liens and encumbrances and will warrant and defend the same against all persons who lawfully claim the same, except as herein mentioned.

Until a change is requested, all tax statements shall be sent to the following address: David L. and Deborah K. Allen, P. O. Box 222, Carson, Washington

DATED this 23rd day of October, 1978.

STATE OF OREGON
County of Hood River

On this 23rd day of October, 1978, personally appeared the above named James Ray McCormick and Eleanor Ann McCormick and acknowledged the foregoing instrument to be their voluntary act and deed.

TRANSACTION EXCISE TAX

OCT 23 1978

Amount Paid \$183.00

By Rosemary J. Halling Dr
Skamania County Treasurer

Notary Public for Oregon
My Commission Expires: 8/3/80

62240



Transaction is complete with County and the instrument is filed.