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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that RUSSELL O. WAGNER and NANCY L. WAGNER, husband and wife, herein termed grantors, grant, convey and warrant to GEO. OGDEN, JR. and BETTY J. OGDEN, husband and wife, of 1224 Marion Street, Suizer, Washington 98390, herein termed grantees, the following described real property in the County of Skamania, State of Washington:

Lots 8 and 9, ORINGTON HEIGHTS, according to the official plat thereof on file and of record at page 146 of Book A of Plats in the Records of Skamania County, Washington.

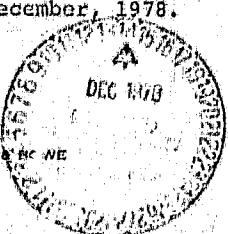
SUBJECT TO AND EXCEPTING THEREFROM:

1. The lien of any Real Estate Excise Sales Tax upon any sale of said property, if unpaid.
2. Easements for mains, laterals, pipelines, and reservoirs of Public Utility District No. 1 of Skamania County, a municipal corporation.
3. Easement for pipeline, granted by Charles Graves et ux, to J. W. Shipley and Harry J. Card, dated May 24, 1937, recorded September 8, 1937, in Book 2, page 407, Skamania County Deed Records. (Exact location not given)
4. Restrictive Covenants, including the terms and provisions thereof, dated February 25, 1974, in Book 66, page 306, Skamania County Deed Records, as amended by instrument recorded June 29, 1976, in Book 71, page 162, Skamania County Deed Records.
5. 20-foot set back line, as set forth in Restrictive Covenants shown above.

and covenant that they are the owners of the above described property free of all encumbrances, except as stated above, and will warrant and forever defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$11,000.00.

WITNESS the hands and seals of the grantors this 6 day of December, 1978.


Russell O. Wagner (SEAL)
Russell O. Wagner

Nancy L. Wagner (SEAL)
Nancy L. Wagner

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STATE OF OREGON }
County of Hood River } ss.

December 6, 1978.

Personally appeared RUSSELL O. WAGNER and NANCY D. WAGNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

(SEAL)

Russell Wagner
Notary Public for Oregon
My commission expires: 12-08-82

No. 6363
TRANSACTION EXCISE TAX

DEC 14 1978

Amount Paid \$ 0.00

Washington County Treasurer
By: *Russell Wagner*

STATE OF OREGON }
COUNTY OF HOOD RIVER }
I THE CITY TAX THIS TWENTY EIGHTH
INSTANT AT SEVEN FORTY ONE
1741 SEVEN 41
IN THE YEAR OF OUR LORD
AT HOURS AND MINUTES
AND DECIMES IN DOLLARS
10 00
in Books at NOON 2:00
TAXES OF WASHINGTON COUNTY WHICH
1 P. Yadd
1 P. Yadd
B. Kialyck

AMOUNT PAID	\$ 0.00
EXCISE TAX	\$ 0.00
STAMPS	\$ 0.00
GRANULES	\$ 0.00
CHARGE	\$ 0.00