

16986

75 PAGE 828

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 1424 Marion Street, Sumner, 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.

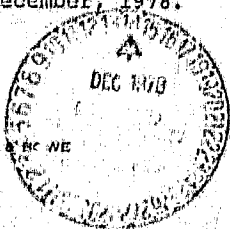
and covenant that they are the owners of the above described property free of all encumbrances, except as stated above, and will warrant and forever defend the same against all persons who may lawfully claim the same, except as shown above.

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



LAW OFFICES
PARKER, ABRAHAM, BELL & CO. PC
1400 N. River, Orenco
PHONE 386-1411

87769

75 PARK 307

STATE OF OREGON }
County of Hood River } ss.

December 6, 1978.

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

Richard J. Laska

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

(SEAL)

No. 6367
TRANSACTION EXCISE TAX
DEC 14 1978
Amount Paid 2.00
Hood River County Treasurer
By: *[Signature]*

STATE OF OREGON)
COUNTY OF HOOD RIVER)
I, the undersigned, being the witness
of the execution of the foregoing instrument,
do hereby certify that the same was
executed by the parties thereto at
Hood River, Oregon, on the 6th day of
December, 1978, at noon.
Witness my hand and seal of office
this 6th day of December, 1978.
By: *R. K. [Signature]*

RECORDED
INDEXED
DEC 14 1978
HOOD RIVER COUNTY CLERK