

88978

WARRANTY DEED

BOOK 76 PAGE 346

KNOW ALL MEN BY THESE PRESENTS, That Lonnie D. Miller and Carol L. Miller, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steve John, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Skamania and State of Washington, described as follows, to-wit:

Lot 28, Block 8, Plat of Relocated North Bonneville recorded in Book B of Plats, Page 16, under Skamania County File No. 83466 also recorded in Book B of Plats, Page 32, under Skamania County File No. 84429, Records of Skamania County, Washington.

SUBJECT TO THE FOLLOWING:

1. Rights of the Public in streets, roads and highways.
2. Reserving to the United States of America the right to grant easements to public utilities to erect, construct, operate and maintain public utility facilities on, over and under the utility easement (s), if any, as shown on said recorded plats. Said reservation contained in Deed recorded November 2, 1977, in Book 73, page 716, Skamania County Deed Records.

(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 AS ABOVE STATED.

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 STRAIGHT PROPERTY. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 22nd day of June, 1979; 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)

STATE OF OREGON,
County of Wasco
June 22nd, 1979

No. 6465
STATE OF OREGON, County of
TRANSACTION EXCISE TAX
Amount Paid \$ 20.00

Personally appeared the above named
Lonnie D. Miller and Carol L. Miller, husband and wife

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

Before me: *Richard L. Gallett*

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7-28-81

Skamania County Treasurer

and that said 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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Lonnie D. Miller, et ux

Steve John

GRANTEE'S NAME AND ADDRESS
KARGL, ELWOOD & GEIGER, INC.
P. O. BOX 376
THE DALLES, OREGON 97058
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Steve John
3830 Main Street
Fremont, California
NAME, ADDRESS, ZIP

Washington 88978
STATE OF OREGON, ss.

County of Skamania

I certify that the within instrument was received for record on the 18 day of July, 1979, at 10:45 o'clock AM., and recorded in book 76 on page 346 or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By *Steve John* Recording Officer
By *Carol L. Miller* Deputy



Transaction is conformable with County subdivision ordinances.
Skamania County Assessor - By: