

89729

FORM No. 633-1-WARRANTY DEED.

1967 SN

BOOK 77 PAGE 379

STEVENS-HESS LAW FIRM, PORTLAND, ORE.

WARRANTY DEED (ROW 64.04.030)

KNOW ALL MEN BY THESE PRESENTS, That Donald E. Eby, Daniel Morasch and Richard M. Hanson, co-partners, all of Vancouver, Washington.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Remy W. Fulsher and Barbara F. Fulsher, husband and wife of Portland, Oregon

and warrant, 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 Oregon, described as follows, to-wit:

A parcel of land in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32, T. 2N., R. 5E., Willamette Meridian lying East of Skye-Bear Prairie Skamania County Road, more particularly described as follows:

The point of beginning is a point on the South line of Section 29, T. 2N., R. 5E., W.M., 1280 feet East of the S.E. corner of said Section; from said point thence South 41° 01' East a distance of 90 feet; thence on an arc to the right on a radius of 280 feet a distance of 167.71 feet; thence South 7° 31' East a distance of 309.00 feet; thence along an arc to the right on a radius of 261.00 feet a distance of 377.33 feet, more or less, to a point on the East Right-of-Way line of Skye-Bear Prairie County Road; thence northerly along said East Right-of-Way line a distance of 870 feet, more or less, to a point on the South line of said Section 29; thence along the South line of said Section a distance of 220 feet, to the point of beginning; said parcel including 3.1 Acres, more or less.

Reserving to the grantors, their heirs and assigns a non-exclusive easement for roadway and utility purposes over the above described real property.



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 (This document shall be construed as conveying title to the above real property to the full extent contemplated for a Warranty Deed under ROW. 64.04.030) Subject to above grantor's easement

and that grantor will warrant and forever defend the above granted 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 \$ 1500.00. However, the actual consideration consists of the sum of \$ 1500.00 paid in fulfillment of grantee's obligations under that Real Estate Contract Document 76204 found in Book 65, Page 343-344 in the records of Skamania Co., Washington.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 11th day of October, 1979.

WASHINGTON
STATE OF OREGON, County of CLATSOP) ss.

Personally appeared the above named Donald E. Eby, Daniel Morasch and Richard M. Hanson, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Diane D. Mayfield

Notary Public for Oregon, WASHINGTON

My commission expires October 1, 1982

NOTE—The sentence between the symbols (), if not applicable, shall be deleted. See Oregon Laws 1967, as amended by the 1967 Special Session.

303 EAST 16TH St., Suite 2
Vancouver, Washington 98660
GRANTOR'S NAME AND ADDRESS

REMY W. and BARBARA F. FULSHER
6615 S.E. Belmont Street
Portland, Oregon 97215
GRANTEE'S NAME AND ADDRESS

BARBARA F. FULSHER
6615 S.E. Belmont Street
Portland, Oregon 97215
NAME, ADDRESS, ZIP

REMY W. FULSHER
6615 S.E. Belmont Street
Portland, Oregon 97215
NAME, ADDRESS, ZIP

SEARCHED	INDEXED
SERIALIZED	FILED
RECORDED	MAILED

WASHINGTON
STATE OF OREGON, } ss.

County of SKAMANIA

I certify that the within instrument was received for record on the 15 day of Oct., 1979, at 4:30 o'clock P.M., and recorded in book 77 on page 379 or as file/roll number 89729. Record of Deed of said county.

Witness my hand and seal of County aforesaid.

By E. Mayfield Deputy
Recording Officer