

1-1-74

BARGAIN AND SALE DEED



I, **KNOW ALL MEN BY THESE PRESENTS, That** **FRED. E. NYSTROM and L. YVONNE NYSTROM, husband and wife**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **RICHARD F. RUFF and EVA J. RUFF, husband and wife**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **Skamania**, State of **Oregon**, described as follows, to-wit:

Washington

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A" HERETO AND THEREBY MADE A PART HEREOF.

The premises are now subject to a lien in favor of the Columbia Gorge Bank which grantee assumes and agrees to pay.

No.

7851

TRANSACTION EXCISE TAX

NOV 26 1980

Amount Paid 22.00 + 132.00 penalty

Skamania County Treasurer

By James J. Phillips Secy

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantor's and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25 day of April, 1980; if a corporate grantor, it has caused its name to be signed and sealed 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,

Multnomah

County of Clatsop

Personally appeared the above named

Fred. E. Nystrom

L. Yvonne Nystrom

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 1-1-84

Fred E. Nystrom, et ux

STATE OF OREGON, County of Skamania ss.Personally appeared Richard F. Ruff and Eva J. Ruff and

who, being duly sworn, each for himself and not one for the other, did say that the forner is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Skamania ss.

I certify that the within instrument was received for record on the 25 day of April, 1980, at 11:35 o'clock P.M., and recorded in book 79 on page 27 or as file/reel number 91694. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By V. Salas Deputy

GRANTOR'S NAME AND ADDRESS

Richard F. Ruff, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard F. Ruff
369
Carson, Wash. 98610

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

NAME, ADDRESS ZIP

The following described real property located in Skamania County, State of Washington, to-wit:

That portion of the Southwest Quarter of the Northeast Quarter of Section 1, Township 3 North, Range 7 1/2 East of the W.M., lying Northeasterly of the Northeasterly line of that certain strip of land 150 feet in width acquired by the State of Washington for Secondary State Highway No. 8-C by Deed dated October 16, 1956, and recorded at Page 483 of Book 42 of Deeds and as more particularly described at pages 6 and 7 of Book A of Highway Plats, records of Skamania County, Washington;

EXCEPT: Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South $00^{\circ}51'53''$ West along the East line of the Southwest Quarter of the Northeast Quarter of said Section 1 a distance of 308.71 feet; thence North $88^{\circ}46'10''$ West parallel to the North Line of the Southwest Quarter of the Northeast Quarter of said Section 1 a distance of 208.71 feet; thence North $43^{\circ}57'06''$ West 267.72 feet to a point 20 feet South of the North line of the Southwest Quarter of the Northeast Quarter of said Section 1 as measured at a right angle; thence North $88^{\circ}46'10''$ West parallel to the North line of the Southwest Quarter of the Northeast Quarter of Section 1 a distance of 176.42 feet to the East right-of-way line of County Road No. 2135 designated as Right-of-way line of Wind River Road 26.61 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South $88^{\circ}46'10''$ East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 1 a distance of 591.24 feet to the point of beginning.