

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF SKAMANIA

MERLE TALENT,

Plaintiff,

vs.

WILLAMETTE LAND, INC., an  
Oregon Corporation; TIMOTHY M.  
SAPP and JANE DOE SAPP, his  
wife; J. E. SAPP and JANE DOE  
SAPP, his wife; and all persons  
unknown claiming an interest in  
subject property,

Defendants.

NO.

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced  
in the above-entitled Court upon the complaint of the plaintiff  
above named against the above-named defendants; that the object  
of that action is to establish and quiet plaintiff's title in and  
to the lands and premises hereinafter described against the claim  
of the defendants and any of them, and to bar the defendants and  
each of them from having or asserting any right, title, estate,  
lien or interest in or to said lands and premises adverse to  
plaintiff's fee simple title thereto; and that the action affects  
title to the following described real estate situated in Skamania  
County, Washington, to-wit:

A tract of land in the Felix G. Iman D.L.C. in Section  
2, Township 2 North, Range 7 East of the W.M., described  
as follows:

Beginning at the Northwest corner of the D. Baughman D.  
L.C., said point being in the right-of-way for the county  
road known and designated as the Red Bluff Road; thence  
South a distance of 132 ft. to the true point of beginning;  
thence West 190 ft.; thence North 132 ft.; thence West 74  
ft.; thence North 56° 10' West to the intersection with  
the most southerly corner of the tract conveyed to Carl  
Krohn by Treasurer's Deed dated January 29, 1954, and  
recorded at Page 439 of Book 37 of Deeds, records of Skama-  
nia County, Washington; thence North 40° West a distance  
of 432 ft. more or less along the Easterly line of said  
Krohn tract to its intersection with the Southerly and

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Westerly right-of-way of the Red Bluff Road; thence North 50° West a distance of 66 feet; thence South 40° West a distance of 460.38 ft.; thence North 17° 04' East a distance of 40 ft.; thence North 72° 04' West a distance of 155 ft.; thence North 40° East a distance of 280 ft.; thence North 50° West a distance of 350 ft. along the Southerly lines of the Thomas E. Griffith and Gail G. Collins tracts; thence North 54° 02' 10" East a distance of 206.16 ft. along the Northerly line of the Gail G. Collins tract; thence in a Northwesterly direction along the Westerly right-of-way of Red Bluff Road, also known as Ryan Allan Road, to a point that is 391.5 ft. South of the North line of Section 2, said point also being the Southeast corner of the W. B. Ludwig tract; thence West 550 ft.; thence South 7° East 265.34 ft.; thence South 31° East a distance of 456 ft.; thence South 52° 21' 48" East 137.8 ft.; thence South 77° 44' 48" East 131.2 ft.; thence South 17° 04' West a distance of 143.5 ft.; thence South 72° 56' East a distance of 208 ft.; thence South 10° West a distance of 1075 ft.; thence North 89° 35' 04" West a distance of 200 ft.; thence North 69° 20' 04" West a distance of 166.8 ft.; thence South 49° 39' 56" West a distance of 94.3 ft.; thence South 59° 54' 36" West a distance of 100 ft.; thence South 61° 50' East a distance of 1890 ft. more or less to a point on the West line of the Baughman D. L.C.; thence North along the West line of said Baughman D.L.C. to the true point of beginning; EXCEPT right-of-way for Red Bluff Road, also known as Ryan-Allan Road #21540, as the same is established and dedicated by Deed recorded Feb. 23, 1976 under Auditor's File No. 81902, records of Skamania County, Washington. AND, TOGETHER with all mineral rights.

EXCEPTING THEREFROM the following tracts of land conveyed by Partial Fulfillment Deeds to Willamette Land, Inc., an Oregon Corporation, dated August 11, 1980, and recorded in sequence on January 7, 1981, under Auditor's File Nos. 91867, 91868 and 91869, in Book 79, Pages 173 thru 176, Deed Records of Skamania County, Washington:

Tract 1: A tract of land in the North One-Half of Section 2, Township 2 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the most northerly corner of the tract of land conveyed to Gail G. Collins, et ux, under Auditor's File No. 81905; said point also being on the southwesterly line of Red Bluff County Road No. 21680; thence northwesterly along the southwesterly line of said Red Bluff Road, to a point that is 391.5 ft. South of the North line of said Section 2; thence West 550 ft.; thence South 7° East 265.32 ft.; thence South 31° East a distance of 456 ft.; thence South 52° 21' 48" East 137.8 ft.; thence South 77° 44' 48" East 131.2 ft.; thence North 17° 04' East 64.5 ft. to the Northwest corner of the Talent Tract, as conveyed under Auditor's File No. 78427; thence southeasterly along the northerly line of said Talent Tract, 80 ft. to the most westerly corner of the tract of land conveyed to William J. Warfield, et ux, under Auditor's File No. 64197; thence northeasterly along the northwesterly line of said Warfield Tract to the southeasterly corner of that tract conveyed to LuAllen G. Olmstead, under

Auditor's File No. 83845; thence northwesterly along the southwesterly line of said Olmstead Tract, and the northwesterly extension thereof a distance of 302 ft.; thence northeasterly parallel with the southeasterly line of said Olmstead Tract to the point of beginning.

Tract 2: A tract of land located in the Felix G. Iman D.L.C. in Section 2, Township 2 North, Range 7 E.W.M. described as follows:

Beginning at the northwest corner of the Daniel Baughman D.L.C.; thence North 358.25 ft.; thence North 61° 09' West 430.30 ft.; thence North 50° West 76.80 ft.; thence South 50° West 30 ft.; thence North 50° West 132 ft. to the initial point of the tract hereby described; thence South 50° West 460.38 ft.; thence South 73° 56' East 72.19 ft.; thence North 40° East 431.11 ft.; thence North 50° West 66 ft. to the initial point; said tract containing .6 acres more or less.

Tract 3: Beginning at the U.S. Engineer's concrete monument marking the northwest corner of the Baughman D.L.C. in Section 2, Township 2 North, Range 7 E.W.M.; thence North 67° 08' West a distance of 990.31 ft. to the initial point of the tract hereby described; thence South 72° 56' East a distance of 66 ft.; thence South 17° 04' West a distance of 208 ft.; thence North 72° 56' West a distance of 208 ft.; thence North 17° 04' East a distance of 208 ft.; thence South 72° 56' East a distance of 142 ft. to the point of beginning; ALSO an easement for a non-exclusive right of way 20 ft. in width for an access road from the above described real property running northerly to the north line of the said Section 2 along the course of an old railroad grade in the Iman D.L.C. in said Section 2.

DATED this 22<sup>nd</sup> day of December, 1981.

ROBERT K. LEICK  
Attorney for Plaintiff, Merle Talent