

Phoebe Felcher "to" Hiram W. Sibley.
 know all men by these presents:

That I Phoebe Felcher, unmarried of the County of Multnomah and State of Oregon, for and in consideration of the sum of Thirteen Hundred Dollars to me in hand paid by Hiram W. Sibley of the County of Monroe and State of New York the receipt whereof I do hereby acknowledge, I have granted, bargained and sold, and do by these presents grant, bargain, sell convey and confirm unto the said Hiram W. Sibley and to his heirs and assigns forever, all of that certain tract of land lying and being in the County of Skamania and particularly described as follows, to wit:

The South One Half of the North West One Quarter and Lots Three (3) and Four (4) of Section Five (5) in Township Two (2) North of Range Six (6) East of the Willamette Meridian, containing One Hundred and sixty two and $\frac{40}{100}$ (162.40) acres.

the same being situated in the said County of Skamania and State of Washington.

Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in any wise appertaining, and all of my right, title, interest, claim, possession or demand, of any kind whatever, whether at law or equity, of, in, or to the above described premises, and each and every part and parcel thereof.

To Have and to Hold the same unto the said Hiram W. Sibley and to his heirs and assigns forever, and I do hereby covenant with the said grantee his heirs and assigns, that at the date hereof I was well seized in fee simple of the premises above conveyed, and that I will and my heirs, executors and administrators shall warrant and defend the title thereto against the lawful claims or demands of any person