

DEED RECORD Z

SKAMANIA COUNTY, WASHINGTON

#24241

Emmett C Knepper et ux

DEED

to
Federal Land Bank.

This Indenture, Made this 10th day of May, 1937, by and betweenr Emmett Knepper and Linta Knepper, husband and wife, ofcSkamania County, State of Washington, the parties of the first part, and THE FEDERAL LAND BANK OF SPOKANE, a corporation, with its principal place of business at Spokane, Washington, party of the Second part,

WITNESSETH, That Whereas, The parties of the first part are the owners of certain real property hereinafter described on which there is a mortgage to The Federal Land Bank of Spokane, now of record in Book Q of Mortgages at page 119 of the records of Skamania County, State of Washington, under which there is now owing a sum in excess of \$7,548.24; and

WHEREAS, The value of the said premises does not exceed the indebtedness secured by said mortgage and the parties of the first part are in default under the terms of said mortgage and have offered to convey said property to the party of the second part in full payment of said indebtedness, which offer has been accepted by the party of the second part;

NOW, THEREFORE, In consideration of the sum of One (\$1.00) Dollar and other valuable considerations to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and of the satisfaction and discharge of the said mortgage and the indebtedness secured thereby, the parties of the first part do hereby grant, bargain, sell, and convey unto the party of the second part and to its successors and assigns, the following described real estate situate in the County of Skamania, State of Washington, to-wit:

The Northeast Quarter, and the North Half of the Southeast Quarter, of section 8, Township 1 north, Range 5, East of the Willamette Meridian, excepting that tract sold to School District No. 12 as shown by Deed recorded at page 163 of Book "H" of Deeds, and right of way to Northwestern Electric Company as shown by Deed recorded at page 583 in Book N of Deeds, records of Skamania County, Washington;

Also, except tract conveyed to Joseph A Salmonson and Dorothy M. Salmonson, husband and wife, by Deed recorded in Book X at page 314, records of Skamani a County, Washington, described as follows:

Commencing at a point in the center of County road 600 feet North 00°52' West of the center of Section 8, Township 1 North, Range 5, East of the Willamette Meridian, thence following the center line of said road North 00°52' West 420 feet, more or less, to the West boundary of Lateral Highway No. 1, thence in a Southerly direction along the West line of said Lateral Highway No.1 a distance of 640 feet, more or less, to the center of a county road, thencealong the center of said county road North 77°10' West 440nfeet, more or less to the point of beginning, excepting the 1 acre tract known as School District No. 29 tract.

We also convey herewith all our right, title and interest in and to a certain spring and creek as described and granted in deed from A.F. McNutt and S.A. McNutt to Fred Kocher and Alfred Kocher, said deed dated October 21st, 1904, and recorded December 15th, 1906, in Volume "I" on page 326, deed records of Skamania County, Washington

together with all the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging; and together with all water and water rights of every kind and description, however evidenced or manifested, which may be appurtenant to said premises, or incident to the ownership thereof, or used in connection therewith, and all watering and irrigating apparatus and fixtures belonging to or used in connection with said premises; and together with any and all stock in any National Farm Loan Association or The Federal Land Bank of Spokane, subscribed for or held in connection with the loan from The Federal Land Bank of Spokane, secured by said mortgage on said property; subject to all encumbrances now of record affecting the title to said property.

TO HAVE AND TO HOLD, Said premises unto the party of the second part, its successors and assigns forever.

This deed is an absolute conveyance of title in effect, as well as inform, and is not intended as a mortgage or security of any kind.

IN WITNESS WHEREOF, the parties of the first part, have executed this instrument the day and year first above written.