

95117

FORM No. 633—WARRANTY DEED (Individual or Corporate).  
1-1-74

STEVENSON'S LAW PUBLISHING CO. PORTLAND, OR. 97204

## WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That... TED W. KENT AND LAVONE I. KENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. TOWNSEND AND JUNE P. TOWNSEND, hereinafter called the grantees, 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 thereunto belonging or appertaining, situated in the County of Skamania and State of Oregon, described as follows, to-wit:

Washington

(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

and that grantor will warrant and forever defend the said 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 \$ 8,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 23 day of APRIL, 1982; if a corporate grantor, it has caused its name to be signed and seal 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,

County of CLACKAMAS

April 23,

Amount \$ 8,500.00  
DEC 16 1982  
ss. Skamania County Treasurer  
1982

STATE OF OREGON, County of

) ss.

Personally appeared

and

Personally appeared the above named

TED W. KENT, AND

LAVONE I. KENT

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 16, 1982

Notary Public for Oregon

My commission expires:

TED W. &amp; LAVONE I. KENT

19825 S. Hwy. 213

Oregon City, Oregon 97045

GRANTOR'S NAME AND ADDRESS

JAMES E. &amp; JUNE P. TOWNSEND

LaBarre Road

Washougal, Washington 98671

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP



RECORDER'S USE



) ss.

in instrument on the 19th day of April, 1982, and recorded on

page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of my affixed.

NAME

TITLE

Deputy

Transaction in compliance with County subdivision ordinances. Skamania County Assessor - Dy: J. J. D.

LOT NO. 1

SHORT PLAT RECORDED JUNE 18, 1975 UNDER AUDITOR'S FILE NO. 80044,  
RECORDS OF SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;

STARTING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE  
5 E.W.M., AND RUN ALONG SECTION LINE SOUTH  $89^{\circ}03'55''$  WEST FOR 658.92'  
TO NORTHEAST CORNER OF WEST HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER,  
RUN ALONG NORTHSOUTH CENTERLINE OF NORTHEAST QUARTER OF NORTHEAST QUARTER  
SOUTH  $00^{\circ}29'46''$  EAST FOR 326.37' TO ITS INTERSECTION WITH THE SOUTH  
LINE OF THE RIGHT-OF-WAY OF THE BONNEVILLE POWER ADMINISTRATION LINE  
(B.P.A) WHICH IS POINT OF BEGINNING OF TRACT; RUN ALONG NORTH-SOUTH  
CENTERLINE OF NORTHEAST QUARTER NORTHEAST QUARTER SECTION 28, SOUTH  $00^{\circ}$   
 $29'46''$  EAST FOR 578.60' TO NORTHWEST BOUNDARY OF RIGHT-OF-WAY OF  
LABARRE COUNTY ROAD, RUN ALONG RIGHT-OF-WAY BOUNDARY THROUGH CURVE TO  
RIGHT WITH RADIUS OF 94.56' THROUGH CENTRAL ANGLE OF  $52^{\circ}04'34''$   
A DISTANCE OF 85.95' RUN NORTH  $33^{\circ}41'00''$  WEST FOR 74.19' RUN THROUGH  
CURVE TO LEFT WITH RADIUS OF 268.73' THROUGH CENTRAL ANGLE OF  $63^{\circ}$   
 $02'$  FOR DISTANCE OF 295.64' RUN SOUTH  $83^{\circ}17'00''$  WEST FOR 158.24'  
TO A POINT, LEAVE RIGHT-OF-WAY BOUNDARY AND RUN NORTH  $00^{\circ}00'00''$  EAST  
FOR 372.94' TO SOUTH BOUNDARY OF B.P.A. POWER LINE RIGHT-OF-WAY,  
RUN ALONG RIGHT-OF-WAY BOUNDARY NORTH  $89^{\circ}34'50''$  EAST FOR 530.00' TO  
POINT OF BEGINNING.