

OK-2997
1-5-6-10-200

DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTORS, TRUDY ANN KEITH, the former TRUDY ANN RODGERS, dealing with her separate property, and PHILIP A. KEITH, the husband of TRUDY ANN KEITH, in consideration of the sum of Eight Thousand Five Hundred and No/100 Dollars (\$8,500.00), receipt of which is hereby acknowledged by Grantors, do hereby convey and quit claim to JAMES F. RODGERS and ARCHIE M. RODGERS, JR., as tenants in common, the Grantees, an undivided three-fourth (3/4) interest in and to the following described real estate, situated in the County of Skamania, State of Washington, including any interest therein which Grantors may hereafter acquire:

County of Skamania, State of Washington:

A tract of land located in Section 6, Township 1 North, Range 5 E.W.M., and in Section 31, Township 2 North, Range 5 E.W.M., described as follows:

BEGINNING at a point marked by an iron pipe which was formerly the centerline of a 30 foot road, said pipe being 198.4 feet South and 159 feet West of the section corner common to Sections 31 and 32, Township 2 North, Range 5 E.W.M.; and Sections 5 and 6, Township 1 North, Range 5 E.W.M.; thence South 02°00' East 351.9 feet to an iron pipe on the river bank; thence following the meanderings of the Washougal River downstream North 31°22' West 344.0 feet to a point; thence North 42°05' West 192.0 feet to a point; thence North 51°25' West 106.1 feet to a point; thence North 64°59' West 174.0 feet to a point; thence South 67°54' West 59.7 feet to an iron pipe; thence departing from meanderings of said river North 48°54' East 260.2 feet to an iron pipe; thence North 36°45' East 185.0 feet to an iron pipe in the center of a 30 foot used roadway; thence following the center line of said road South 66°24' East 34.1 feet to an iron pipe; thence South 40°41' East 171.7 feet to an iron pipe; thence departing from said roadway South 05°17' East 200.2 feet to an iron pipe; thence South 34°42' East 216.4 feet to the point of beginning.

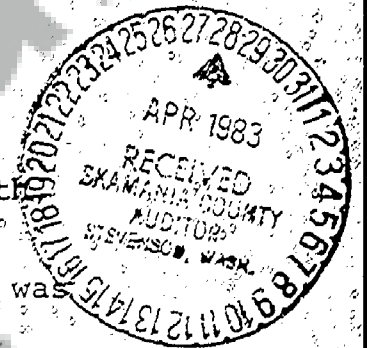
SUBJECT to life estate of Mary E. Rodgers.

SUBJECT FURTHER to easements and rights-of-way for public roads over and across the aforescribed real estate; and reservation of a private roadway as described in deed dated May 16, 1952 and recorded August 19, 1952 at Page 384 of Book 35 of deeds, records of Skamania County, Washington, by which Fritz W. Tietz and Velma I. Tietz, husband and wife, acquired title to the aforescribed real estate and other property as follows:

"That said 30 foot road herein described is to be held and used for road purposes for the common use of the property herein described and adjacent thereto."

SUBJECT finally to 1983 real property taxes.

and do hereby assign, transfer and set over to the Grantees the said undivided three-fourth (3/4) interest in that certain Real Estate Contract dated the 30th day of June, 1974, between Jacob Straub and Margaret I. Straub, husband and wife, as sellers, and James F. Rodgers and Trudy Rodgers, husband and wife, as purchasers,



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for the sale and purchase of the above-described real estate. The Grantees hereby assume and agree to jointly fulfill the conditions of said Real Estate Contract as pertains to their undivided interest therein.

It is Grantors' intent that, by the execution of this Deed and Purchaser's Assignment, Archie M. Rodgers, Jr. shall become the owner of an additional undivided one-fourth (1/4) interest in the aforescribed real estate and James F. Rodgers shall be the owner of an undivided one-half (1/2) interest therein.

James F. Rodgers and Trudy Ann Keith covenant and agree interest in the aforescribed contract and real estate conveyed and assigned hereby shall be owned by the Grantees free and clear of the terms and conditions imposed upon the parties as relates to the ownership, use and alienation of said real estate as set forth in the Settlement Agreement, dated April 28, 1978 between the said James F. Rodgers and the then Trudy A. Rodgers, which terms and conditions were approved, confirmed and included in the Interlocutory Judgment of Dissolution entered In Re the Marriage of Trudy A. Rodgers, petitioner, vs. James F. Rodgers, respondent, Cause No. D928104, Superior Court of California, County of Los Angeles and that said terms and conditions are no longer in effect or binding upon any of the parties hereto or the real estate conveyed hereby.

DATED this 6th day of April, 1983.

Trudy Ann Keith
Trudy Ann Keith

Phil Keith
Phil Keith

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On this day personally appeared before me TRUDY ANN KEITH and PHIL KEITH, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of April, 1983.



SHARON SWIFT
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. July 25, 1986

Sharon Swift
Notary Public in and for the State of
California, Residing at _____
My Commission Expires _____

Consent to the foregoing sale and assignment is hereby given by the undersigned, who also represents the real estate contract aforescribed is in good standing.

Margaret I. Straub, surviving spouse
of Jacob Straub.

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Margaret I. Straub, the surviving spouse of Jacob Straub, does hereby consent to the assignment by Trudy Ann Keith, the former Trudy Ann Rodgers, of her undivided three-fourths interest in that certain Real Estate Contract, dated the 30th day of June, 1974, between Jacob Straub and Margaret I. Straub, husband and wife, as sellers, and James F. Rodgers and Trudy Rodgers, husband and wife, as purchasers, for the sale and purchase of real property described therein unto James F. Rodgers and Archie M. Rodgers, Jr. The undersigned also represents said Real Estate Contract is in good standing in all respects.

DATED this 7th day of April, 1983.

Margaret I. Straub
Margaret I. Straub

No.

TRA-345 IN EXCISE TAX

APR 26 1983

Amount Paid

Skamania County Treasurer

By

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING IS BY

M. C. Little Co

of Skamania Co

4-28-83

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OF RECORD 223

RECORDED

GARY M. COLEMAN

CLERK

M. C. Little