

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD
SKAMANIA CO. WASH
BY MT. ADAMS TITLE

Mar 8 3 01 PM '89

AUDITOR
GARY M. OLSON

FILED FOR RECORD AT REQUEST OF

FIRST AMERICAN TITLE INSURANCE CO.
108 E. Mill Plain Blvd.,
Vancouver, Wa. 98660

WHEN RECORDED RETURN TO

Name ALBERT E. and RUTHMARY E. BENNETT

Address M.P.O. 29L NEWQUIST ROAD

City, State, Zip WASHOUGAL, WA. 98671

Esc. # 88-2302 LM

LPB-15

BARGAIN AND SALE DEED

THE GRANTOR PACIFIC FIRST BANK, a Federal Savings Bank; formerly known as
COMMUNITY FIRST FEDERAL SAVINGS, a Corporationfor and in consideration of TEN AND No/100ths Dollars and other valuable consideration Dollars
(\$ 10.00), in hand paid, grant, bargain, sell, convey, and confirm to

RUTHMARY E. BENNETT and ALBERT E. BENNETT, wife and husband

the following described real estate, situated in the county of SKAMANIA, State of Washington: (LEGAL DESCRIPTION
ATTACHED HERETO AND MADE A PART), to wit:

The South half of the West half of the West half of the Southeast
quarter of the Northeast quarter of Section 19, Township 2 North, Range
5 East of the Willamette Meridian, in the County of Skamania, State of
Washington: EXCEPT the South 30 feet thereof for Newquist Road. Also
known as Lot 1 of Patsy L. Harada Short Plat in Book 2 of Short Plats,
at Page 92, under Auditor's File No. 88151, Records of Skamania County,
Washington.

SUBJECT TO: The second half general taxes and fire patrol assessment for the calendar year
of 1989; Right of Way Easement for Utilities in favor of Public Utility District No. 1 for
Skamania County, recorded under Auditor's File No. 73462, Skamania County Deed Records; An
Easement for pipeline, recorded under Auditor's File No. 75894, Skamania County Deed Records;
and, An easement, being 60 feet wide over the East portion as disclosed by Short Plat,
recorded in Book 2, page 92, records of Skamania County, Washington.

The Grantor for themselves and for their successors in interest do by these presents
expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other
implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said
Grantor and not otherwise, we will forever warrant and defend the said described real estate. PROPERTY IS SOLD IN

Dated FEBRUARY 24th 19 89

"AS IS" CONDITION, WITH SELLER/GRANTOR MAKING
NO WARRANTIES OR REPRESENTATIONS AS TO USE,
CONDITION OR BOUNDARIES.

COMMUNITY FIRST FEDERAL SAVINGS, a corporation

BY: as acquired by PACIFIC FIRST BANK

BY: William T. Brice, Vice President

STATE OF WASHINGTON

COUNTY OF Pierce

On this day personally appeared before me

to me known to be the individual described in and
who executed the foregoing instrument,
and acknowledged that he executed the same
as his free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and seal this
day of February, 19 89

Notary Public in and for the State of Wash-
ington, residing at

STATE OF WASHINGTON

COUNTY OF Pierce

On this 28th day of February, 19 89,
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared

William T. Brice

and

to me known to be the Vice President and Secretary,
respectively, of Pacific First Bank

the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
he is authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.

Notary Public in and for the State of Washington,
residing at

My commission expires: 6-8-92

Registered
Index
Index
Filed
Mailed

CERTIFICATE
OF
CONVERSION/ACQUISITION

This is to certify that on December 15, 1988, Pacific First Acquisition Corporation acquired control of American Home Savings, a federal savings bank (American Home), following the conversion of American Home from a mutual institution to a stock institution. American Home was renamed Pacific First Bank, a federal savings bank (PFB).

Also, on December 15, 1988, shortly after the conversion, PFB and the Federal Savings and Loan Insurance Corporation (FSLIC), as receiver for Community First Federal Savings (Community) entered into an acquisition agreement pursuant to which PFB acquired substantially all of the assets and liabilities of Community.

Therefore, as of December 15, 1989, substantially all of the assets and property of every kind and character, real, personal and mixed, tangible and intangible, rights and credits by American Home and Community prior to the said conversion and acquisition were vested in and became the property of PFB by operation of law and without conveyance or transfer and without further act or deed by either of said banks.

DATED at Tacoma, Washington this 10th day of February, 1989.

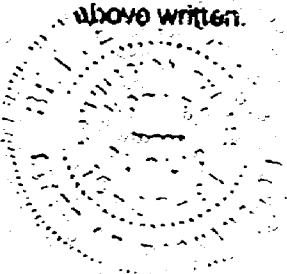
PACIFIC FIRST BANK,
a federal savings bank

By: Theodore M. Johnson, Jr.
Theodore M. Johnson, Jr.
Senior Executive Vice President
Corporate Secretary

STATE OF WASHINGTON)
County of Pierce) ss.

On this 10th day of February, 1989, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Theodore M. Johnson, Jr., to me known to be the Senior Executive Vice President/General Counsel and Corporate Secretary, of the bank that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said bank, for the uses and purposes there mentioned, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



AD5

Bette A. Haugen
Notary Public in and for the
State of Washington, residing
at Tacoma.
Commission Expires: 10-27-91