

OK

115769

BOOK 133 PAGE 989

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 Lynette J. Peras

hereinafter called the grantee,
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, sit-
uated in the County of Skamania and State of ~~OREGON~~ Washington described as follows, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY,
STATE OF WASHINGTON, TO-WIT;

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH,
RANGE 5, EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 5,
EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 292.63 FEET; THENCE
WEST 26.29 FEET TO A POINT ON THE WESTERLY LINE OF LA BARRE COUNTY
ROAD AS IT WAS ESTABLISHED APRIL 27, 1979; SAID POINT ALSO BEING
THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE WEST
938.00 FEET; THENCE SOUTH 284.52 FEET; THENCE EAST TO A POINT ON
THE WESTERLY LINE OF SAID LA BARRE COUNTY ROAD; THENCE NORTHERLY
ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1 OF THE KENT SHORT PLAT, RECORDED APRIL 27, 1979,
IN BOOK 2 OF SHORT PLATS, PAGE 100, AUDITOR'S FILE NO. 88430,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AN EXISTING
50 FOOT ROAD, AS DELINEATED ON SAID SHORT PLAT.

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 above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,950.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural.

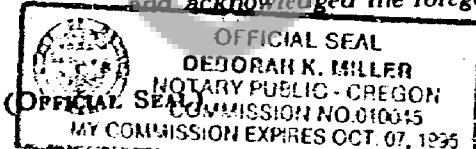
WITNESS grantor's hand this 3 day of March, 1993.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Clackamas) ss.

Personally appeared the above named Ted W. Kent and Lavone I. Kent,

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



Before me: *Deborah K. Miller*
Notary Public for Oregon
My commission expires 10-7-95

NOTE—The sentence between the symbols $\{$ and $\}$ applicable, should be deleted. See Chapter 463, Oregon Laws 1967, as amended by the 1967 Special Session.

Ted W. and Lavone I. Kent
19785 S. Molalla Ave.
Oregon City, OR 97045

Lynette J. Peras

GRANTEE'S NAME AND ADDRESS

After recording return to:

REAL ESTATE EXCISE TAX

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

MAR 12 1993
PAID SEC EX 6973
NAME, ADDRESS, ZIP

SKAMANIA COUNTY TREASURER

FILED FOR RECORD

SKAMANIA CO. WASH STATE OF OREGON,

SKAMANIA CO. TITLE County of

ss.

MAR 12 12 21 PM '93

AUDITOR
SPACE RESERVED
FOR USON

RECORDER'S USE

Registered

Indexed, Dir

Indexed

Filed

Noted

I certify that the within instrument

of _____, 19____, at

_____ o'clock _____ M., and recorded

in book/reel/volume No. _____ on

page _____ or as fee/file/instru-

ment/microfilm/reception No. _____,

Record of Deeds of said county.

Witness my hand and seal of

County attixed.

NAME

TITLE

By _____ Deputy

RECORDER'S NOTE: PORTIONS OF
THIS DOCUMENT FOR QUALITY
FOR FILING

2-5-20-2-108