

116229

BARGAIN AND SALE DEED

BOOK 135 PAGE 294

KNOW ALL MEN BY THESE PRESENTS, That RODERICK H. AYA and KATHRYN I. AYA-
 hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RODERICK HONEYMAN
 AYA, Trustor, or his successors in Trust, under the RODERICK HONEYMAN*
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
 of Skamania, State of Oregon, described as follows, to-wit:
 Washington

See Exhibit "A" Attached.

Registered
 Indexed, DIT
 Indexed
 Filed
 May 13 4 48 PM '93

FILED FOR RECORD
 SKAMANIA CO. WASH
 BY M. Elliott Lynn

MAY 13 4 48 PM '93

GARY M. OLSON
 AUDITOR

015800

REAL ESTATE EXCISE TAX

MAY 13 1993

Exempt
 IN
 COUNTY OF SKAMANIA

Clara J. Kimmel Skamania County Auditor
 Paid 2-6-24-100
 5-17-93

*AYA LIVING TRUST, dated April 17, 1993, a revocable living trust and any
 amendments thereto.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 17th day of April, 1993;
 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
 ized to do so by order of its board of directors.

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 Clatsop

This instrument was acknowledged before me on April 17, 1993

by Kathryn I. Aya

This instrument was acknowledged before me on _____, 19____

by _____

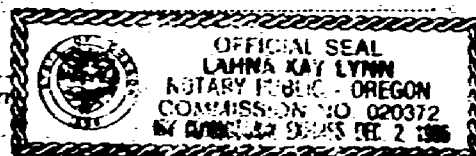
as _____

of _____

John A. Lynn

Notary Public for Oregon

My commission expires 12-2-96



Roderick Aya
 1662 Whispering Pines Dr.
 Seaside, OR 97138

Grantor's Name and Address

Roderick Aya
 1662 Whispering Pines Dr.
 Seaside, OR 97138

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Roderick Aya
 1662 Whispering Pines Dr.
 Seaside, OR 97138

Until requested otherwise send all tax statements to (Name, Address, Zip):

Roderick Aya
 1662 Whispering Pines Dr.
 Seaside, OR 97138

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____

I certify that the within instru-
 ment was received for record on the
 _____ day 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 affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

I. The following is my trust estate property:

Beginning at the S.W. corner of Section 24, Township 2 North, Range 6 East of Willamette Meridian; thence North along the West line of said Section 24, 1320' more or less, to the N.W. corner of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 24; thence East along the North line of said quarter-quarter, 440' to a point; thence South 1320' more or less, to the South line of said Section 24; thence West along the South line of said Section 440' to the point of beginning, subject to a perpetual transmission line easement and right of way, granted to the United States of America and its assigns on the 28th day of May, 1942, said easement and right of way being 300' in width and extending in a Westerly direction across the tract hereby conveyed, the South line of said easement being approximately 125' North of the Southwest corner of said Section 24 and approximately 25' North at the point where said right of way enters the tract hereby conveyed, from the East, said right of way and easement being more particularly described in Book 29 on page 120, Records of Deeds in said County and State, the grantee herein and her heirs and assigns, being hereby granted, along and jointly with other land owners, their heirs and assigns in said quarter-quarter, the full and perpetual road right of way reserved by grantor herein in said power line easement. Also, in consideration of the aforesaid compensation, the said grantor hereby grants to the grantee herein and to her heirs and assigns, along and jointly with other land owners, their heirs and assigns in said quarter-quarter, subject to aforesaid transmission line easement where applicable, the perpetual right to use all roadways now established on said quarter-quarter including future extensions thereof, for ingress and egress purposes to reach parcels of land owned by them, and also, for purposes of laying, operating and maintaining water and utility lines, provided such owners promptly repair any and all damage to such roadways caused by them in such use. There is also hereby granted unto said grantee, her heirs and assigns, along and jointly with other land owners, their heirs and assigns in said quarter-quarter, each and every right of way for road purposes, heretofore granted to said grantor within Sections 24 and 25 in aforesaid Township and Range, (not heretofore surrendered) by Gladys Guptil, Gladys Guptil Hinds and Ralph H. Hinds and the United States of America, and/or Bonneville Power Administration, all of said grants being duly recorded in the records of said County and State, namely on July 31, 1934, in Book X of Deeds at page 576; on February 21, 1940, in Book 28 of Deeds at page 1; and September 17, 1941 in Book 28 of Deeds at page 427. And, WHEREAS, the so-called Guptil road, extending from the Evergreen Highway to the East line of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Section 24, has been conveyed to said Skamania County as a County road, there is hereby granted to grantee herein and to her heirs and assigns, along and jointly with other land owners, their heirs and assigns within said quarter-quarter, a perpetual road right of way, not to exceed 20' in width from end of said County road, in a Southerly direction, approximately along the presently

established trail up the hill, to the power line right of way herein mentioned for the purpose of constructing, operating, and maintaining a road way, the grantor herein, in consideration of such right of way, hereby reserving to the owner or owners of the land thus crossed, and to their heirs and assigns the unconditional perpetual right to the free and unobstructed use of such road when, as and if constructed.

Unofficial
Copy