

116577

BARGAIN AND SALE DEED--STATUTORY FORM

The Grantor, Clackamas Surgical Associates, Inc., Money-Purchase Pension and Profit-Sharing Plans, for and in consideration of \$NO and other valuable consideration in hand paid, bargains, sells and conveys to Donald L. Cleland, M.D., the real estate described on Exhibit A, situated in the County of Skamania, State of Washington.

The true consideration for this conveyance is \$ 0.00.

Dated: June 23, 1993.

Registered	
Indexed, Dir	
Indirect	
Filed	
Mailed	

THIS INSTRUMENT WILL NOT ALLOW THE USE OF THE PROPERTY DESCRIBED 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.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Zalutsky, Kharquist, etc.

JUN 28 1 39 PM '93  
P. Lowry  
NOTARY  
GARY H. OLSON

CLACKAMAS SURGICAL ASSOCIATES, INC.  
MONEY-PURCHASE PENSION AND PROFIT-SHARING PLANS

By [Signature]  
Trustee

STATE OF WASHINGTON )  
 ) ss.  
Skamania County )

On this day personally appeared before me Donald L. Cleland M.D. Trustee of the Clackamas Surgical Associates, Inc. Money-Purchase Pension and Profit-Sharing Plans, to be known to be the individual described in and who executed the Bargain and Sale Deed and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of June, 1993.

Glenda J. Kimmel, Skamania County Auditor  
By: 2-5-32-3-1102

~~015503~~ C15901  
REAL ESTATE EXCISE TAX

JUN 28 1993  
PAID [Signature]  
SKAMANIA COUNTY TREASURER

PEGGY B. LOWRY  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 2-23-95

Peggy B. Lowry  
Notary Public in and for the State of  
Washington residing at Carson  
My commission expires: 2/23/95

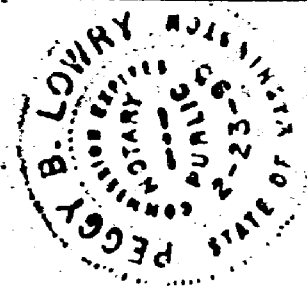


EXHIBIT A

BOOK 136 PAGE 260



## HAGEDORN, INC.

Registered Land Surveyors • Oregon Washington California

1924 Broadway, Suite B • Vancouver, WA 98663 • (206) 696-4428 • (503) 283-6778

June 21, 1993

**LEGAL DESCRIPTION  
FOR  
DR. DON CLELAND**

**7 ACRE PARCEL (SHORT PLAT LOT 2):**

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside tracts" as surveyed in 1922; thence South  $18^{\circ} 24' 15''$  West, 140.31 feet to the Southwest corner of Section 32; thence South  $89^{\circ} 06' 40''$  East along the South line of Section 32 for a distance of 1162.25 feet; thence North  $00^{\circ} 53' 20''$  East at right angles to said South line 368.53 feet to a 1/2 inch iron rod set at an angle point in the South boundary line of the tract conveyed to "Clackamas Surgical Associates" as filed in Book 119, Page 6, Skamania County Auditor's Records, said point being shown in Book 3 of Surveys at page 41; thence South  $89^{\circ} 06' 40''$  East, 243.67 feet to a 1/2 inch iron rod in the centerline of "West Road", said point hereinafter called point "A"; thence North  $19^{\circ} 15' 00''$  East, 300.00 feet to a 1/2 inch iron rod; thence North  $33^{\circ} 30' 00''$  East, 120.00 feet to a 1/2 inch iron rod; thence North  $20^{\circ} 00' 00''$  West 485 feet, more or less, to the centerline of the Washougal River; thence following said centerline downstream (Southwesterly) 729 feet, more or less, to a point on the boundary line between "Hermens" and "Brown" as described in Deed Book 119, pages 4 and 5, Skamania County Auditor's Records; thence North  $85^{\circ} 50' 00''$  East along said common boundary line 339 feet, more or less, to a 5/8 inch iron rod at an angle point in said boundary line; thence South  $12^{\circ} 34' 00''$  East along said common boundary line 156.00 feet to the East line of the "Hiram Welch tract" as described in Deed Book "X" page 485 (1934) as shown in a 1993 recorded survey by "Hagedorn,

Inc.); thence Southwesterly along said East line 338 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

SUBJECT TO the rights of the public in and to any portion of the above described tract that lies within the 60 foot right-of-way and a 50 foot radius cul-de-sac at the Northerly terminus thereof, said right-of-way being known as "West Road", (formerly "Evergreen Lane"), as shown on the "Clackamas Surgical Associates Short Plat" (1990).

SUBJECT TO a 30 foot easement for driveway and utilities, the North line of which is described as follows:

BEGINNING AT point "A", above described; thence North 25° 00' 00" West along the centerline of "West Road" 79.17 feet; thence along the arc of a 1000 foot radius curve to the right for an arc distance of 217.00 feet; thence North 12° 34' 00" West, 140.37 feet to the TRUE POINT OF BEGINNING of said North easement line at a point which bears South 12° 34' 00" East, 30.00 feet from a 5/8 inch iron rod at the center of a 50' radius cul-de-sac at the terminus of said "West Road"; thence North 53° 41' 36" East, 281.75 feet to a 1/2 inch iron rod at the terminus of said North line at a point on the East line of the above described tract that bears North 20° 00' 00" West, 210.00 feet from the Southeast corner thereof.

EXCEPT any portion lying within "West Road".

ld/Cleland2.cew

