

116928

WARRANTY DEED BOOK 137 PAGE 186

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 JANICE FERGUSON

, 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, situated in the County of SKAMANIA and State of Oregon, described as follows, to-wit:

LOT 3 LABARRE FLAT SHORT PLAT, RECORDED JUNE 18, 1975, UNDER BOOK 1. PAGE 5, RECORDS OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING OF TRACT IS A POINT OF TANGENCY AN THE NORTHWEST BOUNDARY OF THE LABARRE COUNTY ROAD RIGHT-OF-WAY WHICH IS NORTH 292.63' AND WEST 26.29' FROM THE CENTER OF SECTION 28 TOWNSHIP 2 NORTH RANGE 5 E.W.M., RUN NORTH 00°00'00" EAST FOR 705.09', RUN NORTH 89°38'10" EAST FOR 31.50', RUN NORTH 68°11'55" EAST FOR 344.65'. RUN SOUTH 02°04'35" WEST FOR 411.26' TO NORTHWEST BOUNDARY OF COUNTY ROAD RIGHT-OF-WAY, RUN ALONG RIGHT-OF-WAY BOUNDARY SOUTH 44°27'00" WEST FOR 59.61', RUN THROUGH CURVE TO LEFT WITH RADIUS OF 348.31' THROUGH CENTRAL ANGLE OF 20°34' A DISTANCE OF 125.03' RUN SOUTH 23°53'00" WEST FOR 63.94', RUN THROUGH CURVE TO RIGHT WITH RADIUS OF 410.74' THROUGH CENTRAL ANGLE OF 27°32' A DISTANCE OF 197.53'. RUN SOUTH 51°25'00" WEST FOR 102.00' TO POINT OF BEGINNING.

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 said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,500.00

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 14 day of June, 1984. if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Clarkamas) ss.
June 14, 1984

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:

Allen C. Donovan

Notary Public for Oregon

My commission expires: July 16, 1986

STATE OF OREGON, County of) ss.
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Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

TED W. AND LAVONE I. KENT
19825 S. HWY. 213
OREGON CITY, OREGON 97045
GRANTOR'S NAME AND ADDRESS

JANICE FERGUSON
769 K STREET
WASHOUGAL, WASHINGTON 98671
GRANTEE'S NAME AND ADDRESS

After recording return to:

Registered ☒

Indexed, Dir ☒

Indirect ☒

Filmed ☒

Mailed ☒

Until a change is made, all tax statements shall be sent to the following office:

NAME, ADDRESS, ZIP SKAMANIA COUNTY TREASURER

FILED FOR RECORD
SKAMANIA CO. WASH
BY Janice Ferguson

AUG 6 3 01 PM '93

AUDITOR GARY M. OLSON

REAL ESTATE EXCISE TAX

PAID SEC EX 4906 4557

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page. or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

Clarence Kimball, Skamania County Auditor
By: 110 Parcel # 020528 / 00020300
9293