

BARGAIN AND SALE DEED AND ASSIGNMENT OF CONTRACT
118155

BOOK 440 PAGE 55

UNITED STATES NATIONAL BANK OF WASHINGTON, Trustee ("Grantor") conveys to The Reed Institute ("Grantees") the following described real property:

Lot 1, Lot 2 and Lot 3, of Block 1 of WOODARD MARINA ESTATES, according to the official plat thereof, on file and of record at pages 114 and 115 of Book "A" of Plats, records of Skamania County, Washington.

TOGETHER WITH shoreland of the second class conveyed by the State of Washington and fronting and abutting upon said Lot 2 and Lot 3

Grantor hereby assigns, transfers, and sets over unto to the Grantee that certain real estate contract dated the 17th day of November, 1988, between United States National Bank of Washington, as Seller and John A. Backstrand and Bobbie J. Backstrand, husband and wife, as Purchasers, for the sale and purchase of the above described real estate, and recorded on November 18, 1988, in Book 111, Page 946 or as Document #106210, Skamania County, State of Washington.

Unpaid principal balance of said contract is \$77,250.89 plus interest from November 18, 1993.

The true and actual consideration for this conveyance is Nil - Trust Distribution. Real Estate excise tax paid - receipt #12380, dated 11/18/88.

This instrument will not allow 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.

DATED this 30th day of November, 1993.

FILED FOR RECORD
SKAMANIA CO. WASH
BY *U.S. Bank*

DEC 8 1 15 PM '93
G. Olsson
AUDITOR
GARY M. OLSON

UNITED STATES NATIONAL BANK OF
WASHINGTON, TRUSTEE

By: *[Signature]*
ED HUGHES
Vice President

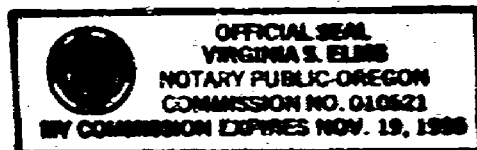
STATE OF OREGON)

) ss.

County of Multnomah)

November 30, 1993

Personally appeared Ed Hughes, who stated that he is an Vice President of United States National Bank of Washington and that this instrument was voluntarily signed on behalf of the corporation by authority of its Board of Directors.



Before me:

[Signature]
Notary Public for Oregon
My Commission Expires *4/19/1995*

After recording return to:

Returns to: Tellers
TRUST DEPARTMENT
UNITED STATES NATIONAL BANK OF OREGON
P. O. BOX 3168
PORTLAND, OREGON 97208

All future tax statements to:

No Change

FORMS: 11947

Registered
Indexed, Orig
Indexed
Filed
11/30/93

NA
REAL ESTATE EXCISE TAX

NOV 30 1993
PAID *See ex 12380*
SW
SKAMANIA COUNTY TREASURER

Ganda J. Krimmel, Skamania County Assessor
By: *[Signature]* Parcel # 2-6-35-2-3-100