

119574

WARRANTY DEED—STATUTORY FORM BOOK 143 PAGE 495

INDIVIDUAL GRANTOR

RODOLPH C. GIRTMAN AND RUTH E. GIRTMAN, HUSBAND AND WIFE

Grantor,

conveys and warrants to RUTH E. GIRTMAN, TRUSTEE OF THE RUTH E. GIRTMAN REVOCABLE TRUST DATED MARCH 21, 1994

except as specifically set forth herein situated in SKAMANIA County, Washington to-wit:

LOT 14 SWIFT CREEK ESTATE, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK B OF PLATS, PAGE 72 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. SUBJECT TO THE EXCEPTIONS, RIGHTS, CONVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND ENCUMBRANCES OF ATTACHED EXHIBIT A.

16627

REAL ESTATE EXCISE TAX

JUN 1 1994

PAID exempt

w

SKAMANIA COUNTY TREASURER

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except EXHIBIT A ATTACHED HERETO.

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)

Dated this 29th day of April, 1994

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

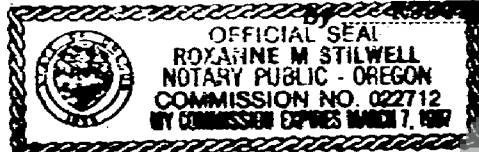
Rodolph C. Girtman
RODOLPH C. GIRTMAN

Ruth E. Girtman
RUTH E. GIRTMAN

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on April 29, 1994,

RODOLPH C. GIRTMAN AND RUTH E. GIRTMAN



Roxanne M. Stilwell
Notary Public for Oregon
My commission expires 3-7-97

WARRANTY DEED

GIRTMAN

GRANTOR

RUTH E. GIRTMAN, REV. TRUST GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RODOLPH C. GIRTMAN
644 N.E. 153rd
Portland, OR 97203

NAME, ADDRESS, ZIP

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

RODOLPH C. GIRTMAN
644 N.E. 153rd
Portland, OR 97203

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of }

ss.

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. CLERK

JUN 1 1994
GARY M. OLSON
AUDITOR

Registers
Indexed, Dr
Indexed
Filed
Mailed

I certify that the within instrument was received for record on the day of 1994, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

Grantee: Kinnel, Skamania County Assessor
Parcel # 7-6-35-2-2-114

The warranty deed is subject to the following exceptions:

1. Improvements, if any, located on the real property herein described, and any security interests related thereto including but not limited to Uniform Commercial Code Filings, Mortgages and Deeds of Trust and any Bills of Sale, or Quit Claim Deeds relating to the improvements.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of the unnamed creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Rights, if any, of the property owners, abutting the unnamed creek in and to the waters of the unnamed creek and in and to the bed thereof; also boating and fishing rights of property owners abutting the unnamed creek or the stream of water leading thereto or therefrom.
4. Any adverse claims based upon the assertion that the unnamed creek has moved.
5. Easement for Public Road including the terms and provisions thereof recorded February 3, 1934 in Book "X", Page 445, Skamania County Deed Records.
6. Easement for utilities including the terms and provisions thereof December 14, 1959 in Book 46, Page 462, Skamania County Deed Records.
7. Reservations and easements and terms and conditions therein contained, and the reservation of mineral rights to Burlington Northern Railroad including the terms and conditions thereof recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records. Mineral rights were assigned by mesnes assignment the last of which was to the United States of America recorded in Book 125, Page 335, Skamania County Deed Records.
8. Easement for roads including the terms and provisions thereof recorded February 26, 1973 in Book 64, Page 972, Skamania County Deed Records.
9. Easement for telephone and telephone lines and provisions thereof accorded in Book R, page 138, Skamania County Deed Records.
10. Conditions, covenants and restrictions of Swift Creek Estates recorded February 2, 1993 in Book 133, Page 215 to 230 Skamania County Deed Records.

~~WARRANTY DEED~~