

NL

116229

BARGAIN AND SALE DEED BOOK 135 PAGE 294

(A)

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, Trustee, 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

119602

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See Exhibit "A" Attached.

015800

REAL ESTATE EXCISE TAX

MAY 13 1993

PAID Exempt

SW

SKAMANIA COUNTY TREASURER

Registered  
Indexed, Dir  
Indirect  
Filed  
Mailed

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

MAY 13 4 48 PM '93

G. Lowry  
AUDITOR  
GARY M. OLSON

Olinda J. Kimmel, Skamania County Assessor  
By: SK  
Parcel # 2-6-24-1000

5-13-93

\*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 17<sup>th</sup> 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 authorized to do so by order of its board of directors.

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.

Roderick H. Aya  
Kathryn I. Aya

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\_\_\_\_,

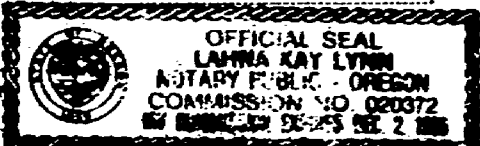
by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Johna Lynn  
My commission expires 12-2-96

Notary Public for Oregon



Roderick Aya  
1662 Whispering Pines Dr.  
Seaside, OR 97138

Grantor's Name and Address

Roderick Aya  
1662 Whispering Pines Dr.  
Seaside, OR 97138

Grantor's Name and Address

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

Roderick Aya  
1662 Whispering Pines Dr.  
Seaside, OR 97138

Mail requested otherwise send off two statements to (Name, Address, Zip):

Roderick Aya  
1662 Whispering Pines Dr.  
Seaside, OR 97138

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

SPACE RESERVE

JUN 2 3 35 PM '94

G. Lowry  
AUDITOR  
GARY M. OLSON

Registered  
Indexed, Dir  
Indirect  
Filed  
Mailed

STATE OF OREGON,

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 fee/file/instrument/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

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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