

ORR02945028JKL

119930

WARRANTY DEED

BOOK 144 PAGE 374

EVELYN M. KALMAN, a single woman, hereinafter called Grantor, convey and warrant to EVELYN M. KALMAN as Trustee of the Evelyn M. Kalman Trust, executed the 31 day of March, 1994, Grantor, the following described real property free of encumbrances, except as specifically set forth herein, situated in Skamania County, State of Washington:

For description see Exhibit A attached hereto and by reference made a part hereof.

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

"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."

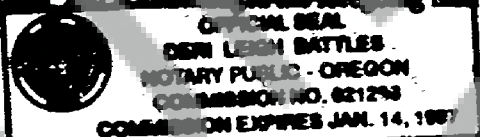
IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 23 day of June, 1994.

Evelyn M. Kalman
Evelyn M. Kalman, Grantor

STATE OF OREGON)

County of Multnomah)

Personally appeared before me this 23 day of June, 1994, the above-named and identified Evelyn M. Kalman, and acknowledged the foregoing instrument to be her voluntary act and deed.



Under a change is requested,
send tax statements to:

No Change

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Evelyn Kalman*

JUN 7 11 25 AM '94
G. Olson
AUDITOR
GARY M. OLSON

[Signature]
Notary Public for Oregon
My Commission Expires: 1-14-97

After recording, return to:
Evelyn M. Kalman
5574 SE Oak
Portland, OR 97215

16733
REAL ESTATE EXCISE TAX

JUN 07 1994

PAID *E*
[Signature]
SKAMANIA COUNTY TREASURER

Warranty Deed

Glenda J. Kimmel, Skamania County Assessor
By: *[Signature]* Parcel # 96-000101 7/7/94

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EXHIBIT A

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Lot 101, as shown on the Plat and Survey entitled Record of Survey for Waterfront Recreation, Inc., dated May 14, 1971, on file and of record under Auditor's File No. 73635, at page 306 of Book "J" of Miscellaneous Records of Skamania County, Washington, TOGETHER WITH an appurtenant easement as established in writing on said plat, for the joint use of the areas shown as roadways on the plat. SUBJECT TO reservations by the United States of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at page 23, of Book 52 of Deeds, under Auditor's File No. 62114, records of Skamania County, Washington as follows:

"... the provisions, reservations, conditions and limitations of Section 24, Federal Power Act of June 10, 1920, as amended ... and the prior right of the United States, its licensees and permittees to use for power purposes that part within Power Projects Nos. 2071, 2111, and 264.

Unofficial Copy

Warranty Deed