

OR 11A

122541

SPECIAL WARRANTY DEED

BOOK 150 PAGE 489

KNOW ALL MEN BY THESE PRESENTS, That BENEFICIAL WASHINGTON INC D/B/A BENEFICIAL MORTGAGE CO

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NATHAN C COLTRANE AND BETTY M. COLTRANE, husband and wife

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 any way appertaining, situated in the County of SKAMANIA, State of WASHINGTON, described as follows, to-wit:

A tract of land in the Northwest quarter of the Northeast quarter of Section 30, Township 2, North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follow:

Lot 1 of the Cummings Short Plat, recorded in Book 2 of Short Plats, Page 207, Skamania County Records.

17425

REAL ESTATE EXCISE TAX

JUN 14 1995

PAID 1241.60

JW

SKAMANIA COUNTY TREASURER

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

JUN 14 11 58 AM '95

P. Olsson AUDITOR GARY H. OLSON

Vertical stamp: Skamania County Auditor Date 6-14-95 Page 25-30-300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$97,000.00

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of JUNE, 19 95; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto 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, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Signatures: LeRoy K. Haug, Vice President; Jean A. Luttringer, Vice President

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on , 19 , by

This instrument was acknowledged before me on , 19 , by

as of

Notary Public for Oregon

My commission expires

BENEFICIAL WASHINGTON INC D/B/A BENEFICIAL MORTGAGE CO 17038 SE MCLOUGHLIN BLVD MILWAUKIE, OR 97267

NATHAN C AND BETTY M COLTRANE 231 PANDA RD WASHOUGAL, WA 98671

Address recording return to (Name, Address, Zip): BENEFICIAL WASHINGTON INC 17038 SE MCLOUGHLIN BLVD MILWAUKIE, OR 97267

Mail requested otherwise send all tax statements to (Name, Address, Zip): NATHAN & BETTY COLTRANE 231 PANDA RD WASHOUGAL, WA 98671

STATE OF OREGON, County of ) ss.

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 and/or as fee/title/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By , Deputy

SPACE RESERVED FOR RECORDER'S USE

Stamp: Searched, Indexed, Mailed

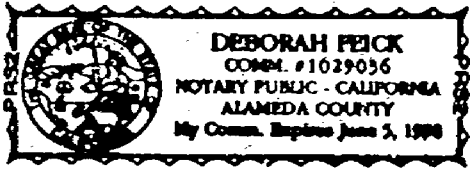
State of California

County of Alameda

On June 12, 1995 before me, Deborah Feick, notary public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared LeRoy M. Haug and Jean A. Luttringer  
NAME(S) OF SIGNER(S)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Deborah Feick  
SIGNATURE OF NOTARY

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

**DESCRIPTION OF ATTACHED DOCUMENT**

INDIVIDUAL  
 CORPORATE OFFICER  
Vice Presidents  
TITLE(S)

Special Warranty Deed  
TITLE OR TYPE OF DOCUMENT

PARTNER(S)  LIMITED  
 GENERAL

1  
NUMBER OF PAGES

ATTORNEY-IN-FACT  
 TRUSTEE(S)  
 GUARDIAN/CONSERVATOR  
 OTHER: \_\_\_\_\_

June 12, 1995  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE