

NA

124214

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

BOOK 154 PAGE 719

RUTH E. GIRTMAN TRUSTEE OF THE REVOCABLE TRUST
DATED MARCH 21, 1994, Grantor,
conveys and warrants to DEBBIE P. WILLIAMS, as to 1/2 interest and BRIAN R. GIRTMAN, as to
1/2 interest.

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in SKAMANIA County, Oregon, 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.

17846

REAL ESTATE EXCISE TAX

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The property is free from encumbrances except EXHIBIT A ATTACHED HERETO.

JAN 08 1996

PAID Exempt
SW

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

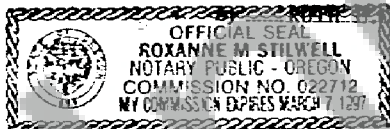
Dated this 19TH day of DECEMBER, 1995.

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.

Ruth E. Girtman, Trustee
RUTH E. GIRTMAN TRUSTEE OF THE REV. TRUST

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on December 19, 1995.



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

WARRANTY DEED

RUTH E. GIRTMAN REV. TRUST

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DEBBIE P. WILLIAMS

600 N.E. 153rd

PORTLAND, OR 97230

NAME, ADDRESS, ZIP

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

DEBBIE P. WILLIAMS

215 SE. 102nd

PORTLAND, OR 97216

NAME, ADDRESS, ZIP

FILED FOR RECORD
SKAMANIA CO. WASH
BY Deor Title

AN 3 3 13 PM '96

Olavry
AUDITOR
GARY M. OLSON
RECORDER'S USE

Sealed ☒
Indexed ☒
Filed ☒
Recorded ☒

STATE OF OREGON,

County of } ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

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 mesne 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.