

124258

BOOK 154 PAGE 824

## DEED AND SELLER'S ASSIGNMENT OF CONTRACT

THE GRANTOR, JOHNSON MORTGAGE CORPORATION MONEY PURCHASE PENSION AND PROFIT SHARING PLANS AND TRUSTS, BARRY L. CARLSON OR DENNIS L. JOHNSON, TRUSTEE, for the consideration hereinafter stated, does grant, convey and assign to RUTH A. WICKMAN, A MARRIED WOMAN (FORMERLY KNOWN AS RUTH A. BOLKENY), the grantee, the following described real estate, situated in the County of SKAMANIA, State of WASHINGTON together with all after acquired title of the grantor therein, to-wit:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated OCTOBER 15, 1987 and recorded on OCTOBER 15, 1987, in book number 107 on pages 29 THROUGH 35 of mortgage records in said county, between RUTH A. BOLKENY, A SINGLE WOMAN as seller and BOB S. CUMMINGS AND SHIRLEY F. JAMES, AS CO-PARTNERS as purchaser for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees to fulfill the conditions of said real estate contract and the grantor hereby covenants that there is now unpaid on the principal, with interest paid to JANUARY 15, 1996, of said contract the sum of \$ 66,782.94.

THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$ IN FULFILLMENT OF THAT PURCHASE AGREEMENT BETWEEN GRANTOR/ASSIGNOR AND GRANTEE/ASSIGNEE

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE WITHIN DESCRIBED PROPERTY IN VIOLATION OF THE 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 DEPARTMENTS TO VERIFY APPROVED USES AND DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

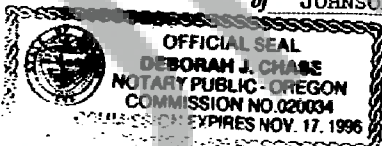
DATED: JANUARY 8, 1996

JOHNSON MORTGAGE CORPORATION MONEY PURCHASE PENSION AND PROFIT SHARING PLANS AND TRUSTS, BARRY L. CARLSON OR DENNIS L. JOHNSON, TRUSTEE,

BARRY L. CARLSON, TRUSTEE

NA  
REAL ESTATE EXCISE TAX

JAN 10 1996  
PAID NA \$ 10.15  
STATE OF OREGON, County of MULTNOMAH ) ss.  
This instrument was acknowledged before me on JANUARY 8, 1996  
by BARRY L. CARLSON  
SKAMANIA COUNTY TREASURER as TRUSTEE  
of JOHNSON MORTGAGE PENSION & PROFIT SHARING PLANS & TRUSTS.



Deborah J. Chase  
Notary Public for the state of OREGON  
My commission expires Nov. 17, 1996

DEED AND SELLER'S  
ASSIGNMENT OF CONTRACT  
JOHNSON MORTGAGE CORP PPSP Grantor  
RUTH A. WICKMAN Grantee

After Recording Return To:

RUTH A. WICKMAN  
PO BOX 480  
CARSON WA 98610

All tax statements shall be sent to the following:

NO CHANGE

Space Reserved  
For  
Recorder's Use

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Ruth Wickman

JAN 10 1 30 PM '96  
GARY H. OLSON  
AUDITOR



DESCRIPTION SCHEDULE

PARCEL 1

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 347 FEET; THENCE WEST 239 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID WEST HALF OF SAID NORTHEAST QUARTER 347 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST 239 FEET TO THE POINT OF BEGINNING.

PARCEL 11

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 20, 239 FEET WEST OF THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 20; THENCE SOUTH PARALLEL TO THE EAST LINE OF SECTION 20, 347 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 20, 214 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 20, 347 FEET TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 214 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM BOTH THE ABOVE PARCELS ANY PORTION THEREOF LYING WITHIN THE WIND RIVER HIGHWAY AND METZGER ROAD.