

125889

Filed for Record at request of:

JOSEPH L. UDALL  
Attorney at Law  
PO Box 858  
Stevenson, WA 98648

BOOK 158 PAGE 734

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Tim Waters*

AUG 1 12 56 PM '96

*G. Hawry*  
AUDITOR  
GARY H. OLSON

### Quit Claim Deed In Lieu of Forfeiture

THE GRANTOR: LORIE HENDERSON, a single person,

for and in consideration of: in lieu of Foreclosure or Forfeiture, *see attached papers*  
conveys and quit claims to: TIMOTHY J. WATERS, a married person as his separate estate,

the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor therein:

All that portion of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, lying westerly of County Road No. 2028, designated as the Loop Road, and northerly of the Northerly line of a transmission line easement 100 feet in width granted to the United States of America for Bonneville Power Administration's electric power transmission lines by deed dated November 27, 1963 and recorded December 9, 1963, at Page 178 of Book 52 of deeds, under Auditor's File No. 62507, records of Skamania County, Washington.

Gary H. Hawry, Skamania County Auditor  
Date 8/1/96  
Page 1 of 3-7-25-3-400

REAL ESTATE EXCISE TAX

18223

AUG 01 1996

PAID *Exempt*  
*See*

SKAMANIA COUNTY TREASURER

DATED this 27<sup>th</sup> day of June, 1996

*Lorie Henderson*  
LORIE HENDERSON

Registered   
Indexed, Dir   
Filed   
Mailed

STATE OF WASHINGTON )  
County of Skamania )

On this day personally appeared before me LORIE HENDERSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.

GIVEN AND OFFICIAL SEAL this 27<sup>th</sup> day of June, 1996.



*Joseph Jones*  
Notary Public for the State of Washington  
Residing at *Carlson*  
My commission expires 8-29-97

BOOK 158 PAGE 735

REAL ESTATE CONTRACT

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Tim Waters*

JUN 5 9 32 AM '96  
*P. Olson*  
AUDITOR  
GARY H. OLSON

124224

BOOK 154 PAGE 732

1. PARTIES AND DATE. This contract is entered into on October 1, 1995 between Timothy J. Waters as "Seller" and Lorie Henderson as "Buyer".

2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the following described real estate in Skamania County, State of Washington:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING WESTERLY OF COUNTY ROAD NO. 2028, DESIGNATED AS THE LOOP ROAD AND NORTHERLY OF THE NORTHERLY LINE OF A TRANSMISSION LINE EASEMENT 100 FEET IN WIDTH GRANTED TO THE UNITED STATES OF AMERICA FOR BONNEVILLE POWER ADMINISTRATION'S ELECTRIC POWER TRANSMISSION LINES BY DEED DATED NOVEMBER 27, 1963 AND RECORDED DECEMBER 9, 1963, AT PAGE 178 OF BOOK 52 OF DEEDS, UNDER AUDITOR'S FILE NO. 62507, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

*Gary H. Olson, Skamania County Auditor*  
Date: 01/05/96  
File: 3-7-25-9-60  
*P. Olson*

3. PURCHASE PRICE AND METHOD OF PAYMENT:

(a) PRICES. Buyer agrees to Pay:  
\$ 35,000 Total Price  
\$ 5,000 Down Payment  
\$ 30,000 Amount financed by Seller.

17852  
REAL ESTATE EXCISE TAX      NOTES/ENDORSEMENTS      page 1

JAN 05 1996  
PAID 448.00 + 17.72 + 87.60

*JW*  
SKAMANIA COUNTY TREASURER

Registered   
Indexed, Dit   
Indexed   
Filed   
Paid

BOOK 158 PAGE 736

BOOK 154 PAGE 733

(b) PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay Seller the principal sum of \$30,000. To be paid monthly at an annual rate of 9%. Principal and interest shall be payable in monthly instalments of \$380.03 or more at buyer's option on or before the 1st day of January 1996, and a like amount or more on or before the 1st day of each and every month thereafter until paid in full. Payments are applied first to interest and then to Principal. Payments shall be made to Timothy Waters at P.O. Box 883, Stevenson Washington 98648.

4. TAXES. Buyer agrees to pay by the date due all taxes against said property after the date of this Contract.

5. FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS. If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this contract by Buyer as aforesaid shall be retained by Seller as consideration for execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.

6. ENTIRE AGREEMENT. This Contract constitutes the entire agreement of the parties. This Contract may be amended only in writing executed by Seller and Buyer. The parties have signed this Contract the day and year first above written.

SELLER

*Timothy Waters*

BUYER

*Louie Henderson*

WATERS/HENDERSON

page 2