

125935

BOOK 158 PAGE 855

Bill of Sale1. Identification and Parties:

This Bill of Sale is made and entered into as of the 15th day of April, 1996 by and between James F. Ross and Karen L. Ross, hereinafter called "Seller" and John A. Martin, hereinafter called "Buyer".

2. Recitals:

2.1. Seller and Buyer entered into a lease purchase option agreement effective as of January 19, 1985 (the "Agreement") whereby Seller agreed to sell and convey to Buyer and Buyer had the right to purchase certain improved real property located in Skamania County, Washington as more particularly described in the Agreement, together with all personal property belonging to the Seller located thereon. *Nemahs Cabin Site #143.*

2.2. The agreement requires the execution and delivery of this Bill of Sale.

2.3. For and in consideration of the consummation of the transactions specified in the Agreement, Seller and Buyer enter into and execute this Bill of Sale.

3. Conveyance:

3.1. Seller hereby sells, transfers, grants, bargains, assigns and delivers to Buyer, without warranty, express or implied, all of Seller's right, title and interest in and to all personal property owned by Seller which is located on the Real Property including, without limitation, all fixtures, fittings, appliances, furniture, apparatus, equipment, machinery, chattels and all other personal property owned by Seller attached and appurtenant to, or used in connection with, the operation, maintenance or repair of, the Real Property.

3.2. Seller agrees with Buyer that it will execute such other and further conveyances, assignments, transfers and other instruments as shall be reasonably necessary to effectuate the transfer and sale of the Personal Property and vesting in the buyer of title to the Personal Property.

4. Consideration:

Seller agrees to sell, and Buyer agrees to purchase, said Real Property for the remaining balance of the purchase option within the Agreement, which in consideration of the total rents and principle payments made to date is \$20,642.00.

FILED FOR RECORD
SKAMANIA CO. WASH
BY James Ross

Seller:

Buyer:

Aug 6 12 17 PM '96

By:

By:

James F. Ross
2715 Doughton Street S.
Salem, Oregon 97302

John A. Martin
5208 SW Baird Street
Portland, Oregon 97219

AUDITOR
GARY M. OLSON

By:

Date:

Karen L. Ross
Karen L. Ross

Reg. 24000 ✓
Ind. 24000 ✓
Direct ✓
Exempt ✓
Site 240 ✓

REAL ESTATE EXCISE TAX
18207

JUL 23 1996

PAID 2857.793 + 26.43 = 2884.22
W. X. NORTON, Deputy
SKAMANIA COUNTY TREASURER

Copy to Skamania County Auditor
Date 7/23/96 File # 26-000193