

126530

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SCR 20372

WARRANTY DEED

Grantor: Robert Johnnie
Golda Rae Johnson
Bill E. Johnnie
615 E. 11th Street
The Dalles, OR 97058

Grantee: Thomas L. Gilliom
1125 Tucker Road
Hood River, OR 97031

After recording return to:

RONALD M. SOMERS
106 EAST FOURTH STREET
P.O. BOX 618
THE DALLES, OR 97058

REAL ESTATE EXCISE TAX

18387

OCT 23 1996

PAID 1468.80 = 1228.80 + 240.00

W. K. M. Deputy
SKAMANIA COUNTY TREASURER

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

THOMAS L. GILLIOM
1125 TUCKER ROAD
HOOD RIVER, OR 97031

The true and actual consideration paid for this transfer,
stated in terms of dollars, is \$96,000.00.

KNOW ALL MEN BY THESE PRESENTS, That Robert Johnnie, Golda Rae Johnson, and Bill E. Johnnie, hereinafter referred to as "Grantor", for the consideration hereinbefore stated, to grantor paid by Thomas L. Gilliom, a married man, hereinafter referred to as "Grantee", does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Skamania and State of Washington, described as follows, to wit:

Beginning at the intersection of the South line of Section 36, Township 3 North, Range 7 East of the Willamette Meridian in the County of Skamania, State of Washington, with the West line of the Henry Shepard D.L.C.; thence East 115.8 feet; thence North 61 degrees 40' East 1,557.1 feet to the intersection of the center line of Vancouver Avenue with the center line of Kanaka Creek Road, said point being the initial point of the tract hereby described; thence following the center line of Kanaka Creek Road North 36 degrees 27' West 118.2 feet; thence North 55 degrees 44' West 301.8 feet; thence North 61 degrees 40' East 326.0 feet to the center of Kanaka Creek; thence South 02 degrees 25' East along the center of Kanaka Creek 80.49 feet; thence South 11 degrees 29' East along the center of Kanaka Creek 117.41

1 - WARRANTY DEED

SW/ KEROO	✓
Recorded, Dir	✓
Index	✓
Filed	✓
Valued	✓

Gary H. Martin, Skamania County Auditor
 Date 10/23/96 from #03073644070000

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feet; thence South 39 degrees 59' East along the center of Kanaka Creek 203.91 feet; thence South 61 degrees 40' West 143.29 feet along a projection of the center line of Vancouver Avenue to the initial point.

AND EXCEPT that portion thereof conveyed to E.O. Bay and Ruey B. Bay, husband and wife, by deed dated August 29, 1947, and recorded at page 570 of Book 31 of Deeds, Records of Skamania County, Washington.

EXCEPT:

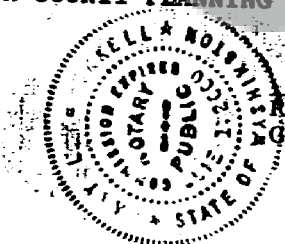
- 1) The Lien of Real Estate excise sales tax upon any sale of said property, if unpaid. The state rate is 1.28% plus an additional .25% if within the city limits of Stevenson or North Bonneville.
- 2) Rights of others thereto entitled in and to the continued uninterrupted flow of Kanaka Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
- 3) Any adverse claims based upon the assertion that Kanaka Creek has moved.
- 4) Rights of the Public in and to that portion lying within Roads.

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

And said Grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above, and that grantor will warrant and forever defend the said premises and every part thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

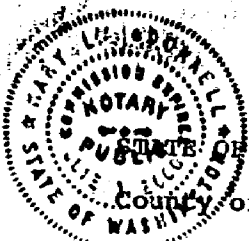
IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of September, 1996.

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.



Robert Johnnie
Robert Johnnie
Grantor

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Washington
OREGON
County of Skamania } ss.

Golda Rae Johnson
Golda Rae Johnson
Grantor

Bill E. Johnnie
Bill E. Johnnie
Grantor

Robert Johnnie personally appeared before me this 26th day of Sept, 1996, and acknowledged the foregoing instrument to be his voluntary act and deed.

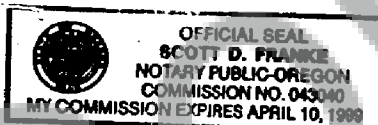
Mary L. McDermott
Notary Public for Oregon
My Commission Expires: 4/1/00

STATE OF OREGON }
County of Wasco } ss.

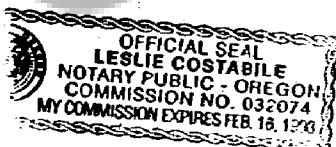
Golda Rae Johnson personally appeared before me this 19th day of SEPTEMBER, 1996, and acknowledged the foregoing instrument to be her voluntary act and deed.

Scott D. Franke
Notary Public for Oregon
My Commission Expires: April 10, 1999

STATE OF OREGON }
County of Wasco } ss.



Bill E. Johnnie personally appeared before me this 19th day of September, 1996, and acknowledged the foregoing instrument to be his voluntary act and deed.



Leslie Costabile
Notary Public for Oregon
My Commission Expires: 2/16/98

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

OCT 23 4 03 PM '96

Gary M. Olson
AUDITOR
GARY M. OLSON

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