

127088

BOOK 161 PAGE 788

FILED FOR RECORD
SKAGHANIA CO. WASH
BY Kim Erion

JAN 9 1 13 PM '97

G. Lowry
AUDITOR
GARY M. OLSON

RETURN ADDRESS:

Lorraine Kimberly Erion
1622 Ryan Tavelle Rd
Washougal WA 98671

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Claim of Lien
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. Beckman, Richard
2. Beckman, Richard J.
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. LKE Corporation
- 2.
- 3.
- 4.

☐ Additional Names on page 314 of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

W2 E2 NW4 SW4 Sect 26 T4N R7E, E2 NW4 NW4 SW4 Sect 26
and Lot 4 of Rich Short Plat

☐ Additional Names on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

N/A

☐ Additional Names on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

04-07-26-3-0-400 & 500

04-07-26-3-0-1500

☐ Property Tax Parcel ID is not yet assigned.

☐ Additional Names on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

Ex. Recd ☒
Adm. Dir ☒
Indirect ☒
Filmed ☒
Mailed ☒

LKE CORPORATION

Claimant

Richard Beckman & son Richard J.
Beckman

vs.

CLAIM OF LIEN

Name of person indebted to Claimant:

Notice is hereby given that the person named below claims a lien pursuant to chapter 60.04 RCW. In support of this lien the following information is submitted:

1. NAME OF LIEN CLAIMANT: LKE CORPORATION
TELEPHONE NUMBER: 503-243-2208/360-837-3737
ADDRESS: 1622 Ryan Tavelli road, Prindle/Washougal, WA 98671
2. DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR, PROVIDE PROFESSIONAL SERVICES, SUPPLY MATERIAL OR EQUIPMENT OR THE DATE ON WHICH EMPLOYEE BENEFIT CONTRIBUTIONS BECAME DUE: September 25, 1996
3. NAME OF PERSON INDEBTED TO THE CLAIMANT: Richard Beckman (SSN#541-46-2587)
4. DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED (street address, legal description or other information that will reasonably describe the property):
See attached legal description, and Quit Claim Deed Parcel I & II and Lot # 4 of the Rich Short Plat.
5. NAME OF THE OWNER OR REPUTED OWNER (If not known state "unknown"):
Richard Beckman or ("unknown assigns")
6. THE LAST DATE ON WHICH LABOR WAS PERFORMED PROFESSIONAL SERVICES WERE FURNISHED; CONTRIBUTIONS TO AN EMPLOYEE BENEFIT PLAN WERE DUE; OR MATERIAL, OR EQUIPMENT WAS FURNISHED: October 12, 1996 -(actual physical) Continued negotiations January 7, 1997 for easement to proceed access.
7. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS: \$9,450.89
8. IF THE CLAIMANT IS THE ASSIGNEE OF THIS CLAIM SO STATE HERE: no

LKE CORPORATION

Claimant

Lorraine Kimberly Erion, President

Print or Type Name

1622 Ryan Tavelli road,

Address

Prindle/Washougal, WA 98671

503-243-2208

Telephone Number

Claim of Lien

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MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER

STATE OF WASHINGTON, COUNTY OF Skamania

ss.

Lorraine Kimberly Erion, being sworn, says: I am the claimant (or attorney of the claimant, or administrator, representative, or agent of the trustees of an employee benefit plan) above named; I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.

Subscribed and sworn to before me this 9th day of January, 19 97.

PEGGY B. LOWRY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-23-99

Peggy B. Lowry
Notary Public in and for the State of Washington
My appointment expires: 2/23/99

NOTE: THE CLAIM OF LIEN MUST BE FILED FOR RECORDING IN THE COUNTY WHERE THE REAL PROPERTY IS LOCATED NO LATER THAN NINETY (90) DAYS AFTER THE CLAIMANT HAS CEASED TO FURNISH LABOR, PROFESSIONAL SERVICES, MATERIALS OR EQUIPMENT OR THE LAST DATE ON WHICH EMPLOYEE BENEFIT CONTRIBUTIONS WERE DUE, IN ADDITION TO ANY NOTICE REQUIREMENTS THAT MAY BE PROVIDED BY LAW.

EXHIBIT A

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BOOK 159 PAGE 392

PARCEL I

The West half of the East half of the Northwest Quarter of the Southwest Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL II

The East half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 26 and the East half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 26, all in Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

SUBJECT TO:

1. Rights of others thereto entitled in and to the continued uninterrupted flow of Trout Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
2. Any adverse claims based upon the assertion that Trout Creek has moved.
3. Rights of the public in and to that portion lying within the road.
4. We are assuming that this property has access over Lot 4, of the Short Plat recorded in Book 3 of Short Plats, Page 260, which the Buyer owns. If this property is Short Plated or Divided the Buyer will have to provide access for this property.

Gary H. Martin, Skamania County Assessor
Date 9-6-96 Parcel # 4-7-26-3 - 100
500



First American Title Insurance Company

Filed for Record at Request of

Name RICHARD BECKMAN
Address PO BOX 248
City and State CARSON, WA 98410

TH 35 FILED FOR RECORD
SKAMANIA CO. WASH
BY Richard J. Beckman

JAN 13 3 32 PM '95
P. Johnson
AUDITOR
GARY M. OLSON

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BOOK 147 PAGE 906

121462

Quit Claim Deed

THE GRANTOR RICHARD BECKMAN

for and in consideration of Love and Affection

conveys and quit claims to Richard J. Beckman, a single man

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

A tract of land in the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 26, Township 4 North, Range 7 East of the Willavette Meridian, in the County of Skamania, State of Washington described as follows:

Lot 4 of the Rich Short Plat according to the recorded plat recorded in Book 3 of Short Plats, Page 260, Skamania County Records.

SUBJECT TO:

1. Easement as shown on recorded Short Plat.
2. Road and Utility easement and Road maintenance Agreement including the terms and provisions thereof, recorded in Book 147, Page 723.
3. Seller reserves upon subdivision of said lot, the remaining 2 acres, also known as Lot 4A of the Rich Short Plat.

Dated January 13, 1995

Richard Beckman
Richard Beckman (Individual)
(Individual)

By

By

REAL ESTATE EXCISE TAX

JAN 13 1995

PAID By
SKAMANIA COUNTY TREASURER
(President)

(Secretary)

STATE OF WASHINGTON

COUNTY OF Skamania

On this day personally appeared before me

Richard Beckman

to me known to be the person described in and who executed the foregoing instrument, and acknowledged the same to be the free and voluntary act and deed, for the uses and purposes therein expressed.

GIVEN UNDER HAND AND SEAL OF THE NOTARY PUBLIC FOR THE STATE OF WASHINGTON, this 13th day of January, 1995.

Deb J. Johnson
Notary Public in and for the State of Washington, residing at Carson

STATE OF WASHINGTON

COUNTY OF

On this day of 19

before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein expressed, and on behalf stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereunto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at

Signature
Typed Name
Printed Name
Firm

L K E CORPORATION
 Office: 1622 Ryan Tuvelli Road
 Prindle/Washougal, WA 98671
 Industrial Shop: 9609 Old Pacific Hwy
 Woodland, WA 98674 1-800-228-4550

Invoice

DATE	INVOICE #
10/11/96	310

BOOK 161 PAGE 793

BILL TO:

Richard Beckman(541-46-2587)
 Richard J Beckman(son)
 PO BOX 421
 North Bonneville, WA 98639
 509-427-8956

P.O. NUMBER	TERMS	PROJECT
1318/1326	NET 10	

QUANTITY	DESCRIPTION	RATE	AMOUNT
3.5	Move in Charge: 09/25/96	250.00	250.00
8	Cat Work: 09/25/96 opening prep	95.00	332.50
6	Cat Work: 09/26/96 opening road prep	95.00	760.00
6.5	Cat Work: 09/27/96 logging prep/ road construction	95.00	570.00
10	Cat Work: 09/28/96 logging prep/ road construction	95.00	817.50
10	Cat Work: 09/29/96 stand by time- move scheduled	95.00	950.00
10	Cat Work: 09/30/96 stand by time- job hold up	95.00	950.00
10	Cat Work: 10/01/96 stand by time- job hold up	95.00	950.00
10	Cat Work: 10/02/96 stand by time- job hold up	95.00	950.00
6	Cat Work: 10/03/96 stand by time- job hold up	95.00	570.00
	FORESTRY & FALLING Log trimming, to scale cutting, bucking (to date charges labor paid- forward to-	1,645.00	1,645.00
6	Weyerhaeuser payment schedule upon completion of contract)		
	Administrative fees: Research, additional scheduling, additional documentations and contracts,	45.00	270.00
	Skamania County Court house copies, additional negotiations for easement release. 10/10/96		
	Skamania County Tax	44.07	44.07
	Sales Tax	6.50%	572.98
It's been a pleasure working with you!		TOTAL	\$9,432.05

LKE CORPORATION**PRINDLE WASHINGTON****BID JOB/PROPOSAL/ADDENDUM**

DATE: OCT. 1, 1996 JOB # 1316&1326 TERMS: NET 10 invoice/ Mill Split
 PROPOSAL SUBMITTED TO: Richard Beckman & son, Rich Beckman
 ADDRESS: PO BOX 421, North Bonneville, WA 98639
 JOB LOCATION: Stabler
 PHONE: 509-427-8956

BID JOB ESTIMATE:

We hereby propose to furnish the materials, machinery and labor necessary for the completion of:

Logging as per price contracted contract # 1316

Road building, stump removal and all clean up as per contract #1316 and 1326 at discounted rate schedule will be charged per hour.

It is understood that Son, Rich Beckman is now owner of the contracted project and Father Richard Beckman will be project director/foreman. Both parties shall be responsible for the completion of these contracts. Both parties are responsible for providing all permits and easements necessary to complete these contracts. LKE CORPORATION is not responsible or liable either directly or implied for issues involving property lines, permits or easements, and is therefore held harmless of all actions thereof.

Oct. 9, 1996 dates a 90 lapse of logging, please note professional service agreement below.

RATES SCHEDULE: TIME & MATERIALS JOB:

D7G CAT Ripper Dozer @ \$110/hr. D7G CAT Dozer @ \$110/hr. PC220 Komatsu Excavator @ \$110/hr.
 KW Dump Truck @ \$65/hr. Road Grader @ \$65/hr. Other Equipment:
 Rental Equipment: Move charges: \$250 per machine
 Administrative fee of 7% Monthly interest 10% on contract accounts past 30 days.

Professional Service Agreement

This proposal if accepted by the customer in either the form of a signature or deposit paid on said job, shall therefore be a contract. This is a contract wherein LKE CORPORATION, agrees to provide service, and the customer, agrees to compensate LKE CORP for those services. If the project so calls for it, a "Notice to Owner" may be assigned. This is to notify the owner or customer that the real estate may have a temporary construction lien filed as security. All work is guaranteed to be as specified above. Any alteration and/or additional work requested that deviates from the above specifications involving extra costs will be executed only upon verbal or written acceptance from the customer. In the event that the amount of work initially requested is changed, such changes shall be charged at the hourly rates schedule per machine. Completion of the above stated services will be in a timely manner. All agreements of price and time schedule of job contingent upon accidents, extreme or optimum weather conditions or any other delays beyond our control. We reserve the right to withdraw this proposal if not accepted within 30 days. If for any reason the project lapses for 90 days due to the customers action or inaction, the price of services will be renegotiated to reflect rates schedule or other changed requirements. If the customer postpones the work for any reason, then the customer agrees to pay all accrued charges and billing fees for work up to that point. LKE CORP makes no warranty, either expected or implied, as to recommendations, findings, specifications and or services. LKE CORP reserves the right to repossess any materials supplied should this account become delinquent. In the event of litigation to resolve disputes, the prevailing party will be entitled to recover costs and attorneys fee's and trial court or on appeal LKE CORPORATION reserves the right to sell or assign this contract. This agreement/bid job is entered into signatures of the representatives of LKE CORPORATION and the customer.

LKE CORPORATION

DATE:

October 1, 1996

Customer/Date

Richard L. Beckman 10/13/96
Rich P. Beckman 10-13-96**Complete Commercial & Residential Excavating Rock and Fill Grading, Compacting and Hauling**

Office
 Mile Post 1.60R
 Ryan Tavelli
 Prindle, Washington 98671

Industrial Office
 (360) 225-8010

Industrial
 Shop
 9603 Old Pacific Hwy
 Woodland, Washington 98674

(509) 243-2208 (360) 837-3737 FAX (360) 225-8843

LKE CORPORATION

PRINDLE WASHINGTON

BID JOB/PROPOSAL

DATE: September 23, 1996

JOB # 1326

TERMS: NET 10

PROPOSAL SUBMITTED TO: Richard Beckman & son, Rich Beckman (weekly invoice)

ADDRESS: PO BOX 421, North Bonneville, WA 98639

JOB LOCATION: Stabler

PHONE: 509-427-8956

BID JOB ESTIMATE:

We hereby propose to furnish the materials, machinery and labor necessary for the completion of:

(TIME AND MATERIALS JOB)

Clean-up of stumps, logging debris and burn, leaving natural vegetation following property owner ribbon areas with an approximate finished homesites cleared area of 75' x 75' as outlined on map provided will be at time rates posted below.

Constructed driveway and septic area per homesite. Road construction will consist of 12' - 18' wide subgrade in ribbon areas.

Property owner to provide all permits.

D7G CAT @ \$95/hr. D7G Ripper CAT @ \$95/hr. PC220 Excavator @ \$95/hr. Road Grader @ \$65/hr. Administrative waived. Move charges apply. All rates revert to regular posted rate if contract is past due 30 days.

RATES SCHEDULE: TIME & MATERIALS JOB:

D7G CAT Ripper Dozer @ \$110/hr. D7G CAT Dozer @ \$110/hr. PC220 Komatsu Excavator @ \$110/hr.

KW Dump Truck @ \$65/hr. Road Grader @ \$75/hr. Other Equipment:

Rental Equipment:

Move charges \$250

Administrative fee of 7%

Monthly interest 10% on contract accounts past 30 days.

Professional Service Agreement

This proposal if accepted by the customer in either the form of a signature or deposit paid on said job, shall therefore be a contract. This is a contract wherein LKE CORPORATION, agrees to provide service, and the customer, agrees to compensate LKE CORP for those services. If the project so calls for it, a "Notice to Owner" may be assigned. This is to notify the owner or customer that the real estate may have a temporary construction lien filed as security. All work is guaranteed to be as specified above. Any alteration and/or additional work requested that deviates from the above specifications involving extra costs will be executed only upon verbal or written acceptance from the customer. In the event that the amount of work initially requested is changed, such changes shall be charged at the hourly rates schedule per machine. Completion of the above stated services will be in a timely manner. All agreements of price and time schedule of job contingent upon accidents, extreme or optimum weather conditions or any other delays beyond our control. We reserve the right to withdraw this proposal if not accepted within 30 days. If for any reason the project lapses for 90 days due to the customers action or inaction, the price of services will be renegotiated to reflect rates schedule or other changed requirements. If the customer postpones the work for any reason, then the customer agrees to pay all accrued charges and billing fees for work up to that point. LKE CORP makes no warranty, either expected or implied, as to recommendations, findings, specifications and or services. LKE CORP reserves the right to repossess any materials supplied should this account become delinquent. In the event of litigation to resolve disputes, the prevailing party will be entitled to recover costs and attorneys fees and trial court or on appeal LKE CORP reserves the right to sell or assign this contract. This agreement/bid job is entered into signatures of the representatives of LKE CORPORATION and the customer.

LKE CORPORATION

DATE:

Sept 29, 1996

Customer/Owner

Customer/Date

Richard A. Beckman 10/13/96
 Richard J. Beckman 10-13-96

Complete Commercial & Residential Excavating Rock and Fill Grading, Compacting and Hauling

Office
 Mile Post 1.60R
 Ryan Taveli
 Prindle, Washington 98671

Industrial Office
 (360) 225-8010

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 9603 Old Pacific Hwy
 Woodland, Washington 98674

(503) 243-2208 (360) 837-3737 FAX (360) 225-5843