

WHEN RECORDED MAIL TO:

Karla Talent & John Koestler
P.O. Box 456
N. Bonneville, WA 98639

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

MAY 2 2 41 PM '97

P. Johnson
AUDITOR
GARY M. OLSON

128031

BOOK 164 PAGE 965

00T 50279

QUIT CLAIM DEED

This indenture is made between Karla Jeanne Talent, a married woman dealing in her separate property, hereafter referred to as GRANTOR, and Karla Jeanne Talent and John David Koestler, hereafter referred to as the GRANTEES, being a married couple, wife and husband.

WHEREAS the GRANTOR is the owner of separate, real property, situate in County of Skamania, City of Stevenson, State of Washington, by virtue of Quit Claim Deed from Oscar Merle Talent, dated April 25, 1974, as recorded in Book 66, Page 646, under Auditor's file No. 77423, to wit:

Beginning at the West quarter Corner of Section 2, T2N, R7E W.M., thence East 264 feet to intersect the southern edge of B.P.A. right of way, being the true point of beginning; thence East 86 feet; thence South 66° 48' East 1,066 feet; thence North 40° 32' 30" East 648 feet; thence North 60° 45' 04" West 216 feet; thence North 66° 48' West 211.3 feet more or less to intersect the South right of way line of the B.P.A. power line; thence South 40° 32' 30" West 707 feet more or less to the true point of beginning.

TOGETHER with an easement for ingress and egress over and across the existing private roadway commencing on the NW side of the above described tract at the end of the road known as the "East View Road", provided that the grantees, their heirs and assigns, share in the cost of maintenance of the said road;

Grantor obtaining sole right and ownership of described tract and share in easement by virtue of Court Document: Findings of Fact, Conclusions of Law and Decree of Dissolution, pages 6 - 7, Skamania County Superior Court NO. 7162, dated Sept. 13, 1984.

Assessor's Account No.: 2-7-2-605

WITNESSETH: that the GRANTOR, with love and affection, hereby conveys and quit claims full right, title, and interest in the above described real property, improvements, and associated appurtenant access easement, to the GRANTEES, wife and husband.

Dated this 31st day of April, 1997

Karla Jeanne Talent
Karla Jeanne Talent (SEAL)

REAL ESTATE EXCISE TAX
18774

STATE OF WASHINGTON }
County of Skamania } SS

MAY 2 1997
PAID Exempt
W. J. ...
SKAMANIA COUNTY TREASURER

On this day personally appeared before me Karla Jeanne Talent, 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 a free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of April, 1997



E. Bitkofer
Notary Public in and for the State of Washington,
residing at *N. Bonneville, WA*

Original #2 of 2.

Any other...
Indexed, Lit...
Indirect...
Filed...
Mailed...

Gary M. Martin, Skamania County Assessor
5-2-97 Parcel # 2-7-2-605