

128746

BOOK 167 PAGE 453

FILED FOR RECORD
SKAMANIA CO. WASH
BY *American Equities*

JUL 24 3 14 PM '97
P. Olsson
AUDITOR
GARY M. OLSON

WHEN RECORDED RETURN TO

Name AMERICAN EQUITIES, INC.
Address PO Box 61427
City, State, Zip VANCOUVER, WA 98666

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR GEORGE SCHAFER AND LEONA SCHAFER, husband and wife, CRAIG A. SCHAFER, PATRICIA M. SCHAFER, AND SHIRLEY A. BERNARD, all as joint tenants with the right of survivorship, for value received does convey and warrants to COLUMBIA VISTA CORPORATION, A Washington Corporation, as the Grantee, the following described real estate, situated in SKAMANIA County, State of WASHINGTON together with all after acquired title of the grantor(s) therein:

Abbr. Legal Desc.: S1/2 of NE1/4 of S18, T3N3N, R8E WM in Skamania County, Wa
Full Legal Desc.: The South half of the Northeast quarter of Section 18, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT that portion conveyed to Public Utility District No. 1 recorded January 3, 1977, in Book 72, page 129, Skamania County Deed Records. Excise No.: 108672
Assessor's No.: 03-08-18-0-0-0500-00

THIS ASSIGNMENT is given for the purpose of releasing any all interest as set forth in that certain Assignment dated April 26, 1993 in favor of GEORGE SCHAFER AND LEONA SCHAFER, husband and wife, CRAIG A. SCHAFER, PATRICIA M. SCHAFER, AND SHIRLEY A. BERNARD, all as joint tenants with the right of survivorship. Said Assignment recorded August 19, 1993 under Auditor's File No. 117061 B137, P462 official records of Skamania County, WA.

THIS ASSIGNMENT is given for the purpose of releasing any and all interest as set forth in that certain Partial Purchase of Payments Agreement dated September 4, 1992 and executed by COLUMBIA VISTA CORPORATION, A Washington Corporation, as Assignor, and AMERICAN EQUITIES, INC., a Washington corporation, as Assignee.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated May 14, 1992 between COLUMBIA VISTA CORPORATION, A Washington Corporation, as Seller and KYSAR TREE FARM MANAGEMENT, A PARTNERSHIP CONSISTING OF HENRY J. KYSER, a married man, whose wife is LEILA L. KYsar, and MICHAEL A. ROTCHY, a single person, as Purchaser, recorded May 28, 1992 under Recording No. 113607, B128, P890 official records of Skamania County, WA., for the sale and purchase of the above described real estate. The Grantees hereby assumes and agrees to fulfill the conditions of said real estate contract and the Grantors hereby covenant that there is now unpaid on the principal of said contract the sum of \$28,065.74.

Dated: July 16, 1997

George Schaffer *Shirley A. Bernard* *Craig A. Schaffer*
GEORGE SCHAFER SHIRLEY A. BERNARD CRAIG A. SCHAFER
Leona Schaffer *Patricia M. Schaffer*
LEONA SCHAFER PATRICIA M. SCHAFER

STATE OF Washington }
COUNTY OF Clark } ss *Gary M. Olson* *7-24-97* Parcel # *3-8-18-500*

On this 16th day of July, 1997 personally appeared before me GEORGE SCHAFER AND LEONA SCHAFER, husband and wife, CRAIG A. SCHAFER, PATRICIA M. SCHAFER, AND SHIRLEY A. BERNARD, all as joint tenants with the right of survivorship to me known to be the individuals described in and who executed the within foregoing instrument and acknowledged that HE/SHE/THEY signed the same as HIS/HER/THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of July, 1997

Sharon Lee Barnett
Notary Public in and for the State of WA
residing at Vancouver
My commission expires: 5-17-2001
FILE NO. 1231

SHARON LEE BARNETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 17 2001

Advised, Direct, Filmed, Mailed

PAID see excise #14986 DD 5-28-92
JUL 24 1997
N/A
REAL ESTATE EXCISE TAX