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BOOK 173 PAGE 748

FILED
SKAMANIA COUNTY
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FEB 26 11 56 AM '98

Oxley
AUDITOR
GARY H. OLSON

When Recorded Return To:

Western United Life Assurance Company
Attn: Mira Kenney
W. 929 Sprague Ave.
Spokane, WA 99201

Scot 2/95

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

Account Reference: #125555-3

Grantor: C. Tom Escene and Cynthia M. Escene (formerly Cynthia M. LaDue O'Neal)

Grantee: Western United Life Assurance Company

Legal Description: SEE EXHIBIT ^{Page 3} "A" ATTACHED HERETO AND MADE A PART HEREOF
Part of the East Half of Lot 3 Oregon Lumber Company
Assessor's Tax Parcel ID#(s): 03 09 14 2 0 1801 00

THE GRANTOR, C. Tom Escene and Cynthia M. Escene (formerly Cynthia M. LaDue O'Neal), husband and wife, for value received conveys and warrants to Western United Life Assurance Company, a corporation, THE GRANTEE, the above described real estate, situated in the County of Skamania, State of Washington, including any interest therein which grantor may hereafter acquire, and does hereby assign, transfer and set over to the grantee that certain Real Estate Contract dated September 6, 1994, between C. Tom Escene and Cynthia M. Escene (formerly Cynthia M. LaDue O'Neal), husband and wife, as seller and Debra F. Allen, a single person, as purchaser, as recorded on October 4, 1994, in Book 146, at Page 221, under Auditors File No. 120722, Records of Skamania County, Washington, for the sale and purchase of the following described real estate.

Legal Description: SEE EXHIBIT ^{Page 3} "A" ATTACHED HERETO AND MADE A PART HEREOF

The Real Estate Excise Tax was paid on October 4, 1994 under Receipt No. 16949.

The grantee assumes no obligations on the real estate contract other than to hold title in trust and give a deed upon payment of contract price. The grantor hereby covenants that there is now unpaid on the principal of said contract the sum of \$41,940.21 (approximately).

DATED: this 24th day of February, 1998.

Gary H. Martin, Skamania County Assessor

Date 2-26-98

Parcel #

3-9-14-2-1801

C. Tom Escene

REAL ESTATE EXCISE TAX

N/A

Cynthia M. Escene
Cynthia M. Escene (formerly Cynthia M. LaDue O'Neal)

FEB 26 1998

PAID 16949 DTD 10-4-94

16949
SKAMANIA COUNTY TREASURER

STATE OF Washington)
 County of Skamania) ss.

On this day personally appeared before me, C. Tom Escene and Cynthia M. Escene (formerly Cynthia M. LaDue O'Neal), to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of February, 1998.

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

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

EXHIBIT 'A'

All of that portion of the East half of Lot 3, of the OREGON LUMBER COMPANY'S SUBDIVISION, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying North of a line that is parallel with and 280 feet South of the North line of the East half of Lot 3.

EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. That portion conveyed to D. Leisy, by instrument recorded August 21, 1934 in Book 2, Page 5.
2. That portion conveyed to E. Whitney, by instrument recorded August 21, 1934 in Book 2, Page 382.
3. That portion conveyed to Robert A. Nielsen, et ux by instrument recorded August 3, 1948 in Book 32, Page 111.
4. That portion conveyed to Carl L. Nielsen, by the estates of Nielsen No. 2380-P
5. Lots 1, 2 and 3 of the Carl Nielsen short Plat, recorded in Book 3 of Short Plats, Page 121.
6. That portion conveyed to Melvin Robertson et ux by instrument recorded in Book 89, Page 309.