

132475

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

AUG 11 2 30 PM '98

Smasher
AUDITOR
GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Penny Pithoud

Address 3705 Fruit Valley Road

City/State Vancouver, WA 98660

Document Title(s): (or transactions contained therein)

1. FULFILLMENT DEED
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:
September 12, 1974 Auditor File No. 78230
Bk 67, Pg 688

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Kent, Ted W.
2. Kent, Lavone I.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Leachman, Kathryn
2. Pithoud, Penny
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

N $\frac{1}{2}$ of S28, T2N, R5E

☐ Complete legal description is on page 1 of document

Assessor's Property Tax Parcel / Account Number(s): 02-05-28-2-0-0106-00



REAL ESTATE EXCISE TAX

N/A

AUG 11 1998

PAID *NO EXCISE* #2868 DTD 9-16-74

W. Jensen, Deputy
SKAMANIA COUNTY TREASURER

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TED W. KENT and

LAVONE I. KENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KATHRYN LEACHMAN and PENNY PITHOUD, hereinafter called the 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 Oregon, described as follows, to-wit:

Washington

A tract of land located in the North Half of Section 28, Township 2 North, Range 3 East of the Willamette Meridian, described as follows: Beginning at the quarter corner on the north line of the said Section 28; thence along the quarter section line South 00°16'45" East 1,025 feet; thence South 89°43'23" West 50 feet to the initial point of the tract hereby described; thence South 89°43'23" West 207 feet; thence along a curve to the right with a radius of 30 feet through a central angle of 111°15'30" a distance of 97.09 feet; thence South 34°51'44" West 759.37 feet; thence North 89°38'30" East 787.02 feet; thence North 68°11'55" East along a creek 344.65 feet; thence North 36°50'04" West 647.20 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of August, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Ted W. Kent
Lavone I. Kent

STATE OF OREGON,

County of CLACKAMAS

August 15, 1986

Personally appeared the above named

TED W. KENT and

LAVONE I. KENT

and acknowledged the foregoing instrument as their voluntary act and deed.



My commission expires July 16, 1990

TED W. and LAVONE I. KENT

19825 S. HWY. 213

OREGON CITY, OR 97045

GRANTOR'S NAME AND ADDRESS

KATHRYN LEACHMAN & PENNY PITHOUD

3705 FRUIT VALLEY ROAD

VANCOUVER, WA 98660

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

) ss.

Personally appeared

and

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

) ss.

County of

I certify that the within instrument was received for record on the

day of 19

at o'clock M., and recorded

in book/reel/volume No. on

page or as document/fee/tile/

instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME

TITLE

By Deputy