

134952

BOOK 188 PAGE 642

When Recorded Return to:  
MILTON E. DUNCAN  
6026 NE SANDY BLVD  
Portland OR 97213

FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY SKAMANIA CO. REC.

Apr 23 3 52 PM '99

*Q. Laury*  
AUDITOR  
GARY H. OLSON

ORDER NO: K108358 JB

CHICAGO TITLE INSURANCE COMPANY  
STATUTORY WARRANTY DEED

*SE 72*  
*22371*

THE GRANTOR CLIFFORD K. CLAXTON and DEBBIE VIOLA CLAXTON, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MILTON E. DUNCAN and MARY M. DUNCAN, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

*Page 2 SE 1/4 Sec 34, T2 N, R 6 E*

Tax Account No. : 02-06-34-1-4-5800-00

Gary H. Martin, Skamania County Assessor

*02-06-34-1-4-5801*

Date *4-23-99* Parcel # *2-6-34-1-4-5800*  
*04* *-5801*

Dated: April 19, 1999

*Clifford K. Claxton* *Debbie Viola Claxton*  
CLIFFORD K. CLAXTON DEBBIE VIOLA CLAXTON  
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON  
COUNTY OF CLARK

20155  
APR 23 1999  
PAID *7,168.00*  
*W. Knox DePinto*  
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that CLIFFORD K. CLAXTON and DEBBIE VIOLA CLAXTON the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

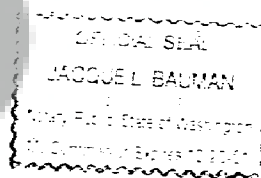
Dated: *4-23-99*

*Jacqueline L. Bauman*  
*Jacqueline L. Bauman*

Notary Public in and for the State of Washington

Residing at *Vancouver*

My appointment expires: *10-20-01*



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K108358 JB

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THE EAST 100 FEET OF THE FOLLOWING:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1 MARKED BY THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SECTION 34 AFORESAID; THENCE SOUTH 313 FEET; THENCE NORTH 79 DEGREES EAST 142 FEET; THENCE NORTH 313 FEET; THENCE SOUTH 79 DEGREES WEST 142 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT FOR RIGHT OF WAY FOR PRIVATE ROAD BEING 12 FEET WIDE, AS DISCLOSED BY INSTRUMENT RECORDED FEBRUARY 13, 1969 IN BOOK 60, PAGE 176.

SUBJECT TO:

1. TAXES AND ASSESSMENTS AS THEY BECOME DUE AND PAYABLE; THE RIGHTS OF FISHING, NAVIGATION AND COMMERCE IN THE STATE OF WASHINGTON, THE FEDERAL GOVERNMENT, AND THE PUBLIC IN AND TO THAT PORTION THEREOF LYING BELOW THE ORDINARY HIGH WATER MARK OF THE COLUMBIA RIVER; RIGHTS, IF ANY, OF THE PROPERTY OWNERS, ABUTTING THE COLUMBIA RIVER IN AND TO THE WATER OF THE COLUMBIA RIVER AND IN AND TO THE BED THEREOF, ALSO BOATING AND FISHING RIGHTS OF PROPERTY OWNERS ABUTTING THE COLUMBIA RIVER OR THE STREAM OF WATER LEADING THERETO OR THEREFROM; ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT COLUMBIA RIVER HAS MOVED; EASEMENT FOR TRANSMISSION LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 31, 1912 IN BOOK O, PAGE 24, OF SKAMANIA COUNTY DEED RECORDS.