

135174

BOOK 189 PAGE 395

After recording return to:

Harold E. Bagnall, Trustee and  
Karen K. Bagnall, Trustee  
602 Stewart Road  
Stevenson, Washington 98648

Until a change is requested,  
send tax statements to:

Harold E. Bagnall, Trustee and  
Karen K. Bagnall, Trustee  
602 Stewart Road  
Stevenson, Washington 98648

PAID  
SKAMANIA COUNTY TREASURER  
GARY M. OLSON

REAL ESTATE EXCISE TAX  
MAY 17 1999  
20202

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Myatt & Bell...

MAY 17 4 14 PM '99

GARY M. OLSON  
AUDITOR

Gary H. Martin, Skamania County Assessor

Date 5-17-99 Parcel # 3072520 0105 00  
0107  
0108  
0109  
0110

Warranty Deed

Harold E. Bagnall and Karen Bagnall, husband and wife, "Grantors," hereby convey and warrant, all right, title and interest to Harold E. Bagnall and Karen K. Bagnall, as Trustees of the Bagnall Living Trust U/T/A dated January 25, 1999, or to such Successor Trustee(s) of such trust created under such instrument as may hereafter be appointed, "Grantees," the following real property situated in Skamania County, Washington, free of encumbrances except for matters of public record:

A parcel of land located in the northwest quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as:

Lots 1, 2, 3 and 4 of the Christensen & Leick Short Plat No. 1 as recorded in Book 2 of short plats on page 138, Skamania County Records.

Also Lot 4 of the Christensen & Leick Short Plat No. 2 as recorded in Book 2 of Short plats on page 139, Skamania County Records.

Tax Account No: 3-7-25-107; 108; 109; 110; 105.

Grantors hereby agree that all their interest in the above described real property shall be characterized as community property interests rather than joint tenancy interests.

The true and actual consideration paid for this conveyance is the mutual covenants contained in the Living Trust described above and the conveyance described herein which are for the purposes of estate planning and consist of value wholly other than cash.

BOOK 189 PAGE 396

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantor's interest in the above described property.

WITNESS the hand of said Grantors on this 25<sup>th</sup> day of January, 1999.

GRANTORS:

Harold E. Bagnall  
HAROLD E. BAGNALL

Karen E. Bagnall  
KAREN BAGNALL

STATE OF OREGON )

COUNTY OF WASHINGTON )

ss.

This instrument was acknowledged before me on this 25<sup>th</sup> day of January, 1999, by HAROLD E. BAGNALL and KAREN BAGNALL.

Judy R. Gibson  
Notary Public for Oregon  
My commission expires: 7-9-2000

