

136608

BOOK 794 PAGE 373

FILED  
SKAMIA CO. TITLE  
BY

OCT 20 1 20 PM '99

*Olson*  
GARY M. OLSON

AFTER RECORDING RETURN TO:  
Richard Anderson Law Office, P.C.  
10700 SW Beaverton-Hillsdale Hwy. #460  
Beaverton, Oregon 97005

*52 22802*

NON-MERGER DEED IN LIEU OF FORECLOSURE

Indexing information required by the Washington State Auditor's/Recorders  
Office  
(RCW 36.18 and RCW 65.04) 1/97:

Reference Number: 22802 TD October 30, 1998 In Book 182, Page 739

Claimant: Oakwood Acceptance Corporation, a North Carolina  
corporation

Owner/Agent: Robert A. Donat and Geri L. Miller

Legal Description (abbreviated): SW 1/4 of S 25, T 3 N, R 7 E  
See page 1

Assessor's Property Tax/Parcel / Account No.: 03-07-25-3-0-0103-00

REAL ESTATE EXCISE TAX  
20478

OCT 15 1999

PAID *OKempt*  
*W. H. H. H.*  
SKAMIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor  
Date *10/15/99* Parcel # *3-7-25-3-103*  
*Lot 3*

Sup. 51970  
1000000 1A  
1000000  
1000000  
1000000  
1000000

000054



**AFTER RECORDING RETURN TO:**

Oakwood Acceptance Corporation  
7800 McCloud Road  
Greensboro, NC 27409

**SEND ALL TAX STATEMENTS**

**TO:**

Oakwood Acceptance Corporation  
7800 McCloud Road  
Greensboro, NC 27409

**NON-MERGER DEED IN LIEU OF FORECLOSURE**

Robert A. Donat and Geri L. Miller ("Grantors"), do hereby bargain, sell, and convey to Oakwood Acceptance Corporation, a North Carolina corporation ("Grantee"), the real property in Skamania County, State of Washington, described as follows ("Property"):

A tract of land in the Southwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of Rancho Del Oro Short Plat, recorded in Book 3 of Short Plats, Page 290 in Skamania County Records.

together with any interest therein which Grantors may hereafter acquire.

This deed is absolute in effect and conveys fee simple title to the Property to Grantee and does not operate as a mortgage, trust conveyance or security of any kind. Grantee shall not be deemed to have accepted this deed until and unless Grantee causes this deed to be recorded.

This deed does not constitute a merger of the fee ownership and the lien of that certain trust deed dated October 29, 1998 and recorded October 30, 1998, in the official records of Skamania County, Washington in Book 182, Pages 739. Grantee is the beneficiary on that trust deed. The fee and lien shall here after remain separate and distinct until Grantee merges those interests with a separate instrument. Grantee takes the property subject to all prior liens. Grantee does not assume any prior liens or the obligations secured by the Property, but takes the Property subject to any prior liens or obligations.

Grantors hereby waive, surrender, convey and relinquish any equity of redemption and statutory right of redemption in respect to the Property.

The true consideration for this deed is \$00.00, but includes other good and valid consideration including Grantee not naming Grantors in any foreclosure of the Property.



Grantee shall be entitled to possession of the Property immediately upon recordation of this deed and Grantors shall have no claim or right to possession of the Property after the date this deed is recorded. Grantors acknowledge that the Property is vacant and the contract to purchase the manufactured home and place it on the property is void and that Grantors take the Property as is.

DATED this 23 day of Sept, 1999.

By: [Signature]  
Robert A. Donat



STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

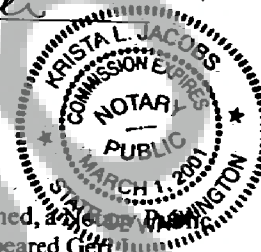
On this 23 day of Sept, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Robert A. Donat, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed, and for the uses and purposes therein mentioned.

Witness my hand and official seal affixed the day and year in this certificate above written.

My Commission Expires: 3-1-01 [Signature]  
NOTARY PUBLIC FOR WASHINGTON

DATED this 23 day of Sept, 1999.

By: [Signature]  
Geri L. Miller



STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

On this 23 day of Sept, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Geri L. Miller, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed, and for the uses and purposes therein mentioned.

Witness my hand and official seal affixed the day and year in this certificate above written.

My Commission Expires: 3-1-01 [Signature]  
clients/341/000/donat.ded  
NOTARY PUBLIC FOR WASHINGTON