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BOOK 201 PAGE 289

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AFTER RECORDING MAIL TO:

Name: Theodore Claussen & Vassar Byrd, Trustees of the Claussen-Byrd Living Trust

Address: 1534 SE 40th Avenue

City/State: Portland, OR 97214

Statutory Warranty Deed

THE GRANTOR, VASSAR BYRD & THEODORE CLAUSSEN

for and in consideration of \$0

in hand paid, conveys and warrants to THEODORE L. CLAUSSEN & VASSAR T. BYRD,
TRUSTEES OF THE CLAUSSEN-BYRD LIVING TRUST, dated JUL 26 2000

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

T3N, R8E, S31 & 32

Gary H. Martin, Skamania County Assessor
Date 7/17/00 Parcel # 3-8-31-600

FULL LEGAL IS ON PAGE 2

SPECIAL EXCEPTIONS ON PAGE 3

Assessor's Property Tax Parcel/Account Number: 03-08-31-0-0600-00

Dated: JUL 26 2000

Theodore Claussen

Vassar Byrd

STATE OF OREGON)

County of Multnomah) ss.

On JUL 26 2000, personally appeared the above named Theodore Claussen & Vassar Byrd and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, [Signature]
Notary Public for Oregon

REAL ESTATE EXCISE TAX.

20964

JUL 27 2000

PAID [Signature]

[Signature]

SKAMANIA COUNTY TREASURER



RICHARD EDNER, JR.
NOTARY PUBLIC FOR OREGON
COMMISSION EXPIRES 12/31/01

Exhibit "A"

PARCEL I

Commencing at a point on the Government Meander Line on the North shore of the Columbia River where the North and South line between Sections 31 and 32, Township 3 North, Range 8 East of the Willamette Meridian, intersects with said Meander Line; thence North on said Section line to the right of way of the Spokane, Portland and Seattle right of way; thence Westerly along the South line of said right of way a distance of 1024 feet; thence South 22°30' East to said Government Meander Line on said North shore of the Columbia River; thence on said Meander Line Easterly to the point of beginning.

PARCEL II

That part of the Northwest Quarter of the Northeast Quarter and Government Lot 6 in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, lying South of State Highway No. 8 and North of Spokane, Portland and Seattle Railway tracks and lying East of a line 200 feet East of a line running parallel with the Meander Line of Smith Creek.

Excepting therefrom the following for both parcels:

1. That portion Conveyed to the Trust For Public Land recorded July 9, 1998 in Book 83, Page 665.
2. That portion lying within State Highway.

SPECIAL EXCEPTIONS

1. 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.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of SMITH CREEK, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Rights, if any, of the property owners, abutting the COLUMBIA RIVER 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.
4. Any adverse claims based upon the assertion that COLUMBIA RIVER & SMITH CREEK has moved.
5. Reservations of Minerals to William F. Sweeney et al by instrument recorded June 25, 1954 in Book 38, Page 219.
6. Rights of the Public in and to that portion lying within Highway.
7. Easement for overflow, in favor of the State of Washington, including the terms and provisions thereof recorded in Book 68, Page 50.
8. Easement for overflow, in favor of the State of Washington, including the terms and provisions thereof recorded in Book 68, Page 219.
9. We find no Recorded Access over Railroad and therefor cannot insure the property lying South of Railroad for Access across Railroad.