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BOOK 253 PAGE 169

FILED IN RECORD  
SKAMANIA CO. WASH  
BY *William T. Powers*

Oct 27 12 41 PM '03

*Q. Harry*  
J. MICHAEL J. WILSONBy *me*  
Witnessed by *me*  
Signed *me*  
Dated *me*

## WARRANTY DEED

JANE SCHNABEL  
1917 SE REEDWAY  
PORTLAND, OREGON 97202

Grantor

TO

JAY R. KENT

Grantee

## REAL ESTATE EXCISE TAX

23409

OCT 27 2003

PAID

*Exempt**Vicki O'Connell*  
SKAMANIA COUNTY TREASURERAfter recording return to:  
JANE SCHNABEL  
1917 SE REEDWAY  
PORTLAND, OREGON 97202Send tax statements to:  
JANE SCHNABEL  
1917 SE REEDWAY  
PORTLAND, OREGON 97202

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for no consideration, JANE L. SCHNABEL, hereinafter called the Grantor, does hereby grant, bargain, sell and convey unto JAY R. KENT, hereinafter called 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 Washington, and legally described as:

04-75-36-300 6.5.

S 36 TSHP 4 N Range 7 1/2 EWM - (See Exhibit A for full legal description)

The liability and obligations of said Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance, or any policy other than a standard policy of title insurance, if applicable. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

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, except those of public record, 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.

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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 4<sup>th</sup> day of September, 2003.


  
JANE L. SCHNABEL

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

Personally appeared before me the above named JANE L. SCHNABEL and acknowledged the foregoing instrument to be a voluntary act and deed.

DATED: September 4, 2003



  
Notary Public for Oregon  
My commission expires: 06/06/2004

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## EXHIBIT A

Beginning at the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of Section 36, Township 4 North of Range 7 ½ East of the Willamette Meridian; thence South 212 feet; thence West 212 feet; thence North 212 feet; thence East 212 feet to the place of beginning, containing one acre.

ALSO: Beginning at a point 212 feet South of the Northeast corner of the W2 of the NW4 of the NE4, Sec. 36, T4N, R 7 ½ E.W.M.; thence South 208 feet; thence West 212 feet; thence North 208 feet; thence East 212 feet to the place of beginning.

Gary H. Martin, Skamania County Assessor

Date 6/24/03 Parcel # 04-75-36-300  
65.

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