

After recording return to:  
 Anthony H. Connors  
 Attorney at Law  
 P. O. Box 1116  
 White Salmon, WA 98672

## REAL ESTATE EXCISE TAX

23436

NOV - 7 2003

PAID exempt

SKAMANIA COUNTY TREASURER

FILED  
 Nov 7 9 25 AM '03  
 Anthony H. Connors  
 P. O. Box 1116  
 White Salmon, WA 98672

## QUIT CLAIM DEED/DEED IN LIEU OF FORECLOSURE

THIS INDENTURE between M N ENTERPRISES, INC., hereinafter referred to as Grantor, and F. MICHAEL CLEMENT and NANCY C. CLEMENT, husband and wife, hereinafter referred to as Grantee:

Gary H. Martin, Skamania County Assessor

Date 3-9-11-3-601 Parcel #

Whereas, the title to the real property hereinafter described is vested fee simple in the Grantor, subject to the rights of Grantee, as payee under that certain promissory note dated May 8, 2000, and secured by a deed of trust, recorded in the Deed Records of Skamania County as Auditor's File No. 138118 and the Grantors owe on the indebtedness created by said note the sum of \$30,000.00, the same now being in default by reason of the nonpayment of principal and interest by Grantors due after June 1, 2000, and said note and deed of trust now being subject to foreclosure and whereas the Grantor, being unable to pay the same, has requested the Grantee to accept an absolute deed of conveyance of said property in full satisfaction of the indebtedness secured by said note and deed of trust and the Grantee does now accede to said request;

NOW, THEREFORE, for the consideration hereinafter stated which includes the cancellation of the note and indebtedness secured by said deed of trust, Grantor does hereby grant, bargain, sell, convey and quit claim unto the Grantee, its successors, and assigns, all of the following described real property situated in Skamania County, State of Washington, to wit:

Skamania County Tax Parcel No. 03-09-11-3-0-0601/00;

The North Half of the Northwest quarter of the Southeast quarter of the Southwest quarter of Section 11, Township 3 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT any portion conveyed to Skamania County by dedication deed recorded in Book 104 at Page 844. ALSO EXCEPT any portion lying within the Right-of-Way of Cook-Underwood Road.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto said second party, its successors, and assigns forever.

And the Grantor, for itself and its successors, does covenant to and with the Grantee, their heirs, successors and assigns, that the Grantor will warrant and forever defend the above granted premises, and every part and parcel thereof against any liens or encumbrances suffered by Grantors or arising during its tenure as purchaser, other than liens for real property taxes, and that this Deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the Grantee and all redemption rights which the Grantor may have therein, and not as a mortgage,

trust deed or security of any kind; that possession of said premises is hereby surrendered and delivered to said Grantee; that in executing this Deed the Grantor is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the Grantee, or Grantee's representatives, agents or attorneys; that this Deed is not given as a preference over other creditors of the Grantee and that at this time there is no person, co-partnership or corporation, other than the Grantee, interested in said premises, directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ In Lieu of Foreclosure.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of November, 2003.

E. Michael Clement  
M N Enterprises, Inc.

By: E. Michael Clement  
Title: President

STATE OF WASHINGTON )  
 ) ss.  
County of Klickitat )

On this 5th day of November, 2003, before me personally appeared E. Michael Clement, to me known to be the President of the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the corporation for the uses and purposes therein mentioned and on oath stated the he was authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.



Anthony H. Connors  
Name: Anthony H. Connors  
Notary Public in and for the  
State of Washington, residing at:  
Hood River, Oregon;  
My commission expires: 10/01/2004