

After Recording Return to:
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Portland, OR 97205

REAL ESTATE EXCISE TAX

24619

Doc # 2005156027
Page 1 of 2
Date: 01/26/2005 01:33P
Filed by: BLACK HELTERLINE LLP
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$20.00

Until Further Notice, Send Tax Statements to: JAN 26 2005
No change

PAID exempt
Vickie Gilliland, Auditor
SKAMANIA COUNTY TREASURER

BARGAIN & SALE DEED

The Grantor, Michael C. Davidson, a single person, for no consideration, bargains, sells and conveys to the Grantee, Patricia L. Johnson, a single person, an undivided 7.84% of Grantor's right, title and interest in and to the following described real estate situated in Skamania County, Washington:

SE¼ SE¼ NE¼ Section 27, T. 4 N., R. 7 E., W.M., see complete legal description on Page 2.


Tax Parcel Nos.: 04-07-27-0-0-1100-00 and 04-07-27-0-0-1200-00

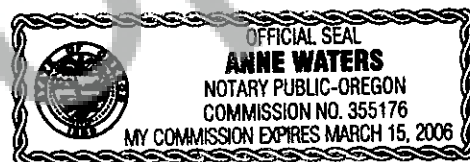
Said 7.84% interest so conveyed is intended to be of the value and amount of the 2005 annual exclusion for gifts from the United States Gift Tax available to Grantor, presently a total of \$11,000. If the value of the cited percent interest is determined to require a greater or lesser percent interest to meet the stated intended value and amount, Grantor will make and record a correction deed to effect his intent.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the express covenants contained in this instrument or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation, or defense of claim, is available to Grantor under any such title insurance policy.

EXECUTED this 12th day of January, 2005.

GRANTOR:

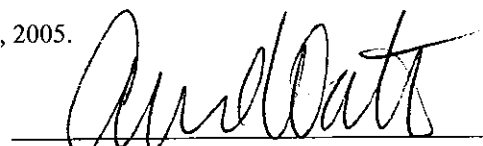

Michael C. Davidson



STATE OF OREGON/County of Multnomah) ss.

On this day personally appeared before me, Michael C. Davidson, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of January, 2005.


Notary Public for Oregon

LEGAL DESCRIPTION

PARCEL I

A tract of land in the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian in the county of Skamania and State of Washington, described as follows:

Commencing at the quarter corner on the East line of the said Section 27; thence West along the South line of the Northeast quarter of the said Section 27 a distance of 300 feet to the initial point of the tract hereby described; thence West along the South line of the Northeast quarter of the said Section 27 a distance of 100 feet; thence North 220 feet; thence East 100 feet; thence South 220 feet to the initial point.

PARCEL II

A tract of land in the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 27, Township 4 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Commencing at the quarter corner on the East line of the said Section 27; thence West along the South line of the Northeast quarter of the said Section 27 a distance of 200 feet to the initial point of the tract hereby described; thence West along the South line of the Northeast quarter of the said Section 27 a distance of 100 feet; thence North 220 feet; thence East 100 feet; thence South 220 feet to the initial point.

TOGETHER WITH the right to use the water as set forth in and confirmed in Certificate of Water Right No. S2-28288, issued January 29, 2004 to Michael C. Davidson & Patricia L. Johnson by the State of Washington Department of Ecology.

Gary H. Martin, Skamania County Assessor

Date 1/25/05 Parcel # 4-7-27-1100
6.5, 4-7-27-1200