AFTER RECORDING RETURN TO:

Donna M. Muehleck DUFFY KEKEL LLP

1200 Standard Plaza 1100 S.W. Sixth Avenue

Portland, Oregon 97204-1079

REAL ESTATE EXCISE TAX

Doc # 2006161797

Filed by: DONNA M MUEHLECK

of SKAMANIA COUNTY J. NICHAEL GARVISON

Date: 06/02/2006 01:10P

Filed & Recorded in Official Records

Page 1 of 2

AUDITOR

Fee: \$33.00

25993

JUN - 2 2006

PAID Oxempt

SKAMARIA COUNTY TREASURER

# BARGAIN AND SALE DEED

The Grantor, JERRY L. LARKIN, for no consideration, bargains, sells and conveys to JERRY L. LARKIN, Trustee of the Jerry L. Larkin Trust under agreement dated September 26, 2005, Grantee, all of Grantor's interest in the real property described on the attached Exhibit A, situated in the County of Skamania, State of Washington.

Assessor's Tax Parcel ID#

02-05-20-00-0600-00

02-05-20-00-0605-00

02-05-20-00-0207-00

Situs Address - 512 Mathews Road, Washougal, WA 98671

Real Estate Sales Tax was not paid on this transfer, which is exempt under WAC 458-61-375

DATED:

September 26, 2005

JERRY L. LARKIN

STATE OF OREGON

) ss:

County of Multnomah

On this 26<sup>th</sup> day of September, 2005, before me personally appeared JERRY L. LARKIN, to me known to be the person that executed the within and foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first above written.

OFFICIAL SEAL

DONNA M. MUEHLECK

NOTARY PUBLIC-OREGON
COMMISSION NO. 364964
MY COMMISSION EXPIRES JAN. 23, 2007

Notary Public in Oregon

#### **EXHIBIT A**

## PARCEL 1

The Southeast quarter of the Southeast quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; TOGETHER WITH a non-exclusive easement for egress, ingress and utilities over the West 60 feet of the Southwest quarter, southwest quarter, northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; ALSO a non-exclusive easement for the ingress, egress and utilities 60 feet in width, the center line being the north boundary of the South half of the South half of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian; EXCEPTING the East 330 feet thereof.

#### PARCEL 2

A tract of land in the Southwest quarter of the Southeast quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

The East 220 feet of the Southwest quarter of the Southeast quarter of the Northwest quarter of Section 20, Township 2 North, Range 5; also known as Lot 3 LUTHER D. DICKINSON AND SHEILA DICKINSON SHORT PLAT recorded in Book 2 of Short Plats, at page 9 under Auditor's File No. 84679, records of Skamania County, Washington.

### PARCEL 3

Commencing at the Southwest corner of the North half of the Southeast quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian; thence South 88° 43′ 34″ East along the South line of the North half of the Southeast quarter of the Northwest quarter of said Section 20, 505.15 feet to a 300 foot radius curve to the left and the point of beginning; thence along said curve 86.07 feet; thence North 74° 50′ 11″ East 36.60 feet to a 300 foot radius curve to the right; thence along said curve 64.74 feet; thence North 87° 12′ 02″ East 52.36 feet to a 200 foot radius curve to the left; thence along said curve 63.35 feet; thence North 69° 03′ 09″ East 78.53 feet to a 300 foot radius curve to the right; thence along said curve 127.12 feet; thence South 86° 40′ 08″ East 250.37 feet to a 215 foot radius curve to the left; thence along said curve 69.55 feet, more or less, to the East line of the North half of the Southeast quarter of the Northwest quarter of said Section 20; thence South 01° 23′ 48″ West 103.68 feet to the Southeast corner of the North half of the Southeast quarter of the Northwest quarter of said Section 20; thence North 88° 43′ 34″ West \$827844 feet to 4878 feet to 4888 feet to 4888