

Doc # 2007165026
Page 1 of 3
Date: 02/15/2007 01:33P
Filed by: SECURITY TITLE GUARANTY CO
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$34.00

RETURN ADDRESS:

Anne Dixon LLC
2205 NW Johnson Street
Portland, OR 97210

The Auditor/Record will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

REAL ESTATE EXCISE TAX

Document Title(s):

Bargain and Sale Deed

26777
FEB 15 2007

Reference Number(s) of related documents:

PAID 1279.38 + 249.88 + 1.00 = 1534.26

Vickie Clelland, Auditor

SKAMANIA COUNTY TREASURER

Additional Reference #'s on page

Grantor(s) (Last, First and Middle Initial)

Dan J. Volkmer

Additional grantors on page

Grantee(s): (Last, First and Middle Initial)

Anne Dixon LLC

Dan Volkmer

Additional grantees on page

Legal Description: (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

6 parcels in Roselawn extension, upper cascade Addition & Kanaka Creek Rd

Additional Legal is on page

2

Assessor's Property Tax Parcel / Account Number:

03-07-36-3-4-2000-00 651

Additional parcel #'s on page

AFTER RECORDING MAIL TO:

Name Frank Dixon

Address 2205 NW Johnson St.

City, State, Zip Portland, OR 97210

Filed for Record at Request of:

The undersigned

BARGAIN AND SALE DEED

THE GRANTOR(S) Dan J. Volkmer, a single person

for and in consideration of ten dollars & other valuable consideration
Dollars (\$ 10.00) in hand paid, bargains, sells and conveys to
Anne Dixon, LLC, an Oregon Limited Liability CO. ** the following

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

** as to an undivided 49.9% interest and Dan J. Volkmer, as to
an undivided 50.1% interest, not as tenants in common, but with
the rights of survivorship

Legal Description attached and made a part by reference hereto

Tax PARCEL NUMBER 03-07-36-3-4-2000-00

Assessor's Property Tax Parcel/Account Number:

Skamania County Assessor
Date 2/15/07 Parcel# 3-7-36-34-2000

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: January 22 2007

By X Dan J. Volkmer
Dan J. Volkmer

By _____ By _____

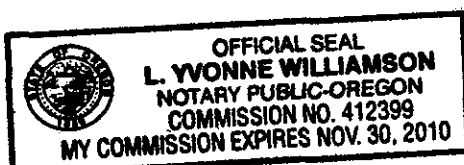
STATE OF Oregon)
COUNTY OF Multnomah)-ss

I certify that I know or have satisfactory evidence that Dan J. Volkmer
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated
that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the _____ of
_____ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this
instrument.

Dated: 1-22-07

[Signature]
Notary Public in and for the state of Oregon

My appointment expires: 11-30-10



LPB-15(c) 7/97

Legal Description
Volkmer to Volkmer/Anne Dixon

Lots 9, 10, 11 and 12, Block 2 of the UPPER CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 69, in the County of Skamania, State of Washington.

TOGETHER with that portion of the South Half of Lot 1, Block 2 of the Roselawn Extension Addition to the Town of Stevenson, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 65, in the County of Skamania, State of Washington, lying East of the West Line of Lot 11, Block 2 of Upper Cascade, extending North to the North Line of the South Half of said Lot 1.

Skamania County Assessor
Date 2/15/07 Parcel# 3-7-36-3-4-2000

LM