

AFTER RECORDING MAIL TO:

Name: Michael L. Gangle

Address: 621 SW Morrison Street, Suite 1440

City, State, Zip: Portland, Oregon 97203

REAL ESTATE EXCISE TAX

27168

AUG -1 2007

PAID Exempt

Vickie Chelland, Auditor
SKAMANIA COUNTY TREASURER

STATUTORY WARRANTY DEED

THE GRANTOR, KAREN GOODE FITZSIMONS, a single woman, for and in consideration of Ten Dollars (\$10.00) in hand paid, conveys, and warrants to KAREN GOODE FITZSIMONS AS TRUSTEE OF THE KAREN FITZSIMONS REVOCABLE LIVING TRUST, UAD JUNE 22, 2007, the following described real estate, situated in the County of Skamania, State of Washington:

Abbreviated Legal Description: Section 34, T2N, Range 5EWM

Skamania County Assessor
Date 8/1/07 Parcel 2-5-34-2-0-1500
2m

Complete Legal Description:

BEGINNING at a point on the West boundary line of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, where said boundary line intersects with the center of the channel of Washougal River; thence in an Easterly direction following the center of the channel of said Washougal River to a point six hundred (600) feet East of the West boundary line of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, which last mentioned point is the Southeast corner of a tract of land conveyed by the first part herein to William J. Craine under date of April 4, 1940; thence North parallel with the West boundary line of said Section 34, Township 2 North, Range 5 East of the Willamette Meridian, 435 feet, more or less, to a point in the center of a private road running Easterly and Westerly as now staked out, and which said point is 600 feet East of the West boundary line of Section 34, Township 2 North, Range 5 East of the Willamette Meridian; thence in a Northeasterly direction 100 feet along the center of the private road; thence South parallel with the West boundary line of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, 435 feet, more or less, to a point in the center of said Washougal River; and which said point is 700 feet East of the West boundary line of said Section 34, Township 2 North, Range 5 East of the Willamette Meridian; thence Westerly following the center of the channel of said Washougal River 100 feet, more or less, to the point of beginning, all situate in the Southwest quarter of the northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, and State of Washington.

SAVE AND EXCEPT a strip 45 feet by 230 feet, described as follows:

Starting at the Northeast corner of said lot, and running thence South, 230 feet along the East line of said lot to a point; thence West at a right angle 45 feet to a point; thence North and parallel with the East line of said lot, 230 feet; thence East of the place of beginning.

AND, FURTHER, conveying unto the Grantee herein:

The water right running with the land above described, under agreement recorded in Book 3 of Agreements and Leases, Page 535, records of Skamania County, Washington

SUBJECT TO easements, reservations and restrictions of record.

Assessor's Property Tax Parcel/Account Number: 02053420150000

Dated: June 22, 2007

Karen Goode Fitzsimons
Karen Goode Fitzsimons

STATE OF OREGON)

COUNTY OF Multnomah)

I certify that I know or have satisfactory evidence that Karen Goode Fitzsimons is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 22, 2007

Michael L. Gangle
Notary Public in and for the state of OREGON

My appointment expires: 12/12/2010

