

AFTER RECORDING MAIL TO:

Kenneth M. Montgomery  
P.O. Box 991  
Lake Oswego, Oregon

**REAL ESTATE EXCISE TAX**

27535

APR - 2 2008

PAID EXEMPT  
*Audrey Tahmi Deputy*  
SKAMANIA COUNTY TREASURER

**BARGAIN AND SALE DEED**

THE GRANTORS, RICHARD BECKMAN AND RITA BECKMAN, for and in consideration of Ten Dollars (\$10.00) and other consideration recited below in hand paid, bargains, sells, and conveys to KENNETH M. MONTGOMERY, AN UN-MARRIED MAN, AS HIS SEPARATE ESTATE, the real estate situated in the County of Skamania, State of Washington, described in the Exhibit A attached hereto and by this reference incorporated herein.

Abbreviated Legal: Section 20, Township 2N, Range 7EWM NW & NE 6S.  
Assessor's Property Tax Parcel/Account Number: 02-07-20-0-0-0200-00, 02-07-20-0-0-0300-00

This deed is given to satisfy grantor's obligations under that certain Deed of Trust in favor of grantee dated January 18, 2007 in the original amount of \$2,250,000, recorded under Auditor's File No. 2007164686 on January 19, 2007.

The Grantors for themselves and for their successors in interest do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated this 5<sup>th</sup> day of March, 2008.

*Richard Beckman*  
Richard Beckman

*Rita Beckman*  
Rita Beckman

STATE OF Washington  
COUNTY OF Clark }-ss

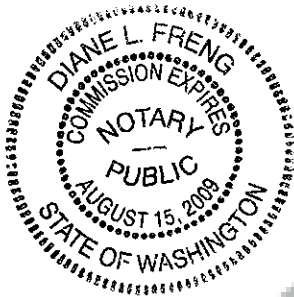
I certify that I know or have satisfactory evidence that Richard Beckman and Rita Beckman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/5/08

Diane L. Freng

Notary Public in and for the State of Wa

My appointment expires: 8-15-09



Unofficial Copy

EXHIBIT "A"

PARCEL I

That portion of the S.M. Hamilton Donation Land Claim, in Section 20, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, lying Southerly of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric transmission lines and Northerly of the North line of Primary State Highway No. 8.

EXCEPT that portion thereof lying Southerly of the Northerly shore of Greenleaf Slough;

AND EXCEPT that portion thereof lying Westerly of Hamilton Creek conveyed to Kenneth C. Cole and Louise M. Cole, husband and wife, by deed dated December 13, 1965 and recorded December 15, 1965, at page 159 of Book 55 of Deeds, under Auditor's File No. 66079, records of Skamania County, Washington;

AND EXCEPT Lots 1, 2, 3 and 4, LAKESHORE ESTATES SHORT PLAT, recorded in Book "T", page 112, SHORT PLAT Records of Skamania County, Washington.

ALSO EXCEPT that portion to be described as follows:

A portion of the S.M. Hamilton Donation Land Claim in Section 20, Township 2 North, Range 7 East of the Willamette Meridian, City of North Bonneville, Skamania County, Washington, described as follows:

BEGINNING at a 1 inch iron pipe at the intersection of the North line of the S.M. Hamilton Donation Land Claim with the West line of Section 20; thence South 00°55'15" West, along the West line of Section 20, for a distance of 2,157.71 feet; thence South 89°04'45" East, at right angles to said West line, 648.24 feet to a 5/8 inch iron rod at the Northwest corner of Lot 4 of the LAKESHORE ESTATES SHORT PLAT, as recorded in Book T of SHORT PLATS, page 112, Skamania County Auditor's Records; thence North 53°00'00" East, 600.00 feet to a 5/8 inch iron rod at the Northwest corner of Lot 1 of LAKESHORE ESTATES and the True Point of Beginning; thence continuing North 53°00'00" East, 200.00 feet to a 5/8 inch iron rod at the Northeast corner of Lot 1; thence continuing North 53°00'00" East, 275.00 feet; thence Southeasterly 520 feet, more or less, to the center of the Carpenter Creek Inlet on the North shore of Greenleaf Slough; thence Southwesterly, along the North shore of Greenleaf Slough (and the South line of Parcel I of the Beckman tract as described in Book 145 of Deeds, page 227, Skamania County Auditor's Records) 470 feet, more or less, to the Southwest corner of Lot 1; thence North 36°47'35" West, 436.96 feet to the True Point of Beginning.

PARCEL II

All of that portion of George W. Johnson Donation Land Claim in Section 20, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, lying Northerly of the center of the channel of Greenleaf Slough.

EXCEPT the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administrations No.1 and No. 2 Bonneville-Vancouver electric power transmission lines.

EXCEPT that portion conveyed to Doug and Marlea McKenzie as found in Skamania County Records Book 177, page 133.

**EXCEPT** a tract of land in the Southeast quarter of the Northwest quarter and in the Southwest quarter of the Northeast quarter of Section 20, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

**BEGINNING** at the center of Greenleaf Lake and the West line of the Johnson Donation Land Claim; thence North 03°35'28" East 830 feet; thence South 89°16'15" East a distance of 350.00 feet; thence South 03°30'16" West 800 feet, more or less, to the center of the channel of Greenleaf Lake; thence Southwesterly to the Point of Beginning.

Skamania County Assessor

Date 4/2/08 Parcel 2-7-20-200 + 300  
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