AFN #2008171226 Recorded 10/15/08 at 04:09 PM DocType: DEED Filed by: JOHN KOESTLER Page: 1 of 1 Auditor J. Michael Garvison Skamania County, WA

REAL ESTATE EXCISE TAX

Upon Recording Return To:

27819 OCT 15 2008

John Koestler

PO Box 2274

Fairview, OR 97024

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QUIT CLAIM DEED

This conveyance is between Karla Jeanne Talent, a single woman, hereafter referred to as GRANTOR, and John David Koestler, a single man, hereafter referred to as the GRANTEE

WHEREAS the GRANTOR, is owner of real property, situate in County of Skamania, City of Stevenson, State of Washington, by virtue of Court Ordered Partition in Decree of Dissolution DCD 07-3-00023 Skamania County Superior Court, and said DCD as Amended August 14, 2008, as recorded in Auditor's File AFN# 2008170415 and AFN# 2008170769 (amended DCD).

Exhibit A, Tract 1 as described on page 7 of said DCDs and as depicted by Survey Plat AFN # 2008170037, said survey plat also incorporated into DCD Amended as Exhibit B on page 8.

Assessor's Account No. 02070200060500, 02070200060504

WITNESSETH: that the GRANTOR, for \$10.00 and other valuable consideration, hereby conveys and quit claims any right, title, and interest in the above described real property, improvements, and associated appurtenant access easement, to the GRANTEE.

FURTHERMORE it is the express intent of the GRANTOR that any right, title, or interest in subject parcel, which becomes perfected or realized at some later date, the after-acquired title shall pass directly, without further action, to the GRANTEE.

Dated this _______day of October, 2008

Jim

Karla Jeanne Talent (SEAL)

STATE OF WASHINGTON

SS

County of Skamania

MELISSA A. ANDERSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 19, 2012

On this day personally appeared before me Karla Jeanne Talent, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _______

day of <u>Cotober</u>, 200

Notary Public in and for the State of Washington, residing at