

After recording return to:

Fred C. Nachtigal
Nachtigal, Eisenstein & Associates
101 SW Washington Street
Hillsboro, OR 97123

Until a change is requested,
mail all tax statements to:

Harry and Joanne Krussman
933 NW 10th Avenue
Hillsboro, OR 97124

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31046
JAN 28 2015

PAID exempt
by deputy
SKAMANIA COUNTY TREASURER

BARGAIN AND SALE DEED

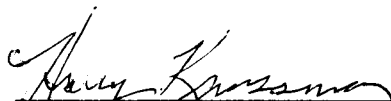
The true consideration for this conveyance is -0-.

Harry E. Krussman and Joanne K. Krussman, Trustees of the Harry and Joanne Krussman Living Trust dated June 14, 1991, Grantor, conveys a one quarter share to each of the following **Darcie Joanne Krussman de Freitas, Erin Aundre Krussman and Seth Eric Krussman**, Grantees, as tenants in common with rights of survivorship the following described real property (Parcel #7-6-35-2-2-122 Deed of February 25, 1993):

Lot 22 Swift Creek Estates, according to the recorded plat thereof, recorded in Book B of plats, page 72 in the County of Skamania, State of Washington. Subject to the exceptions, rights, covenants, restrictions, reservations, easements and encumbrances of attached exhibit A.

Skamania County Assessor 
Date 1-28-15 Parcel# 7-6-35-2-2-122
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.




Harry Krussman, Trustee
Harry and Joanne Krussman Living Trust
Dated June 14, 1991

STATE OF OREGON)
) ss.
County of Washington)

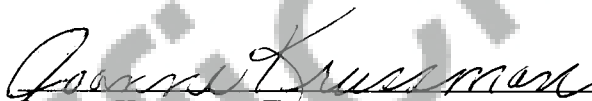
On this 16 day of October, 2014, appeared the above-named Harry Krussman, who acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:





Notary Public for Oregon
My Commission Expires: 08-25-2017



Joanne Krussman, Trustee
Harry and Joanne Krussman Living Trust
Dated June 14, 1991

STATE OF OREGON)
) ss.
County of Washington)

On this 16 day of October, 2014, appeared the above-named Joanne Krussman, who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:





Notary Public for Oregon
My Commission Expires: 08-25-2017

Page 2 – Harry and Joanne Krussman Living Trust - Bargain and Sale Deed

NACHTIGAL, EISENSTEIN & ASSOCIATES
101 SW Washington Street
Hillsboro, Oregon 97123
503-640-6612

EXHIBIT A

The warranty deed is subject to the following exceptions:

1. Improvements, if any, located on the real property herein described, and any security interests related thereto including but not limited to Uniform Commercial Code Filings, Mortgages and Deeds of Trust and any Bills of Sale, or Quit Claim Deeds relating to the improvements.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of the unnamed creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Rights, if any, of the property owners, abutting the unnamed creek in and to the waters of the unnamed creek and in and to the bed thereof; also boating and fishing rights of property owners abutting the unnamed creek or the stream of water leading thereto or therefrom.
4. Any adverse claims based upon the assertion that the unnamed creek has moved.
5. Easement for Public Road including the terms and provisions thereof recorded February 3, 1934 in Book "X", Page 445, Skamania County Deed Records.
6. Easement for utilities including the terms and provisions thereof December 14, 1959 in Book 46, Page 462, Skamania County Deed Records.
7. Reservations and easements and terms and conditions therein contained, and the reservation of mineral rights to Burlington Northern Railroad including the terms and conditions thereof recorded September 17, 1985 in Book 85, Page 66, Skamania County Deed Records. Mineral rights were assigned by mesnes assignment the last of which was to the United States of America recorded in Book 125, Page 335, Skamania County Deed Records.
8. Easement for roads including the terms and provisions thereof recorded February 26, 1973 in Book 64, Page 972, Skamania County Deed Records.
9. Easement for telephone and telephone lines and provisions thereof accorded in Book R, page 138, Skamania County Deed Records.
10. Conditions, covenants and restrictions of Swift Creek Estates recorded February 2, 1993 in Book 133, Page 215 to 230 Skamania County Deed Records.