

When recorded return to:

Caleb Yarian and Angela Yen  
7915 N Chautauqua Blvd  
Portland, OR 97217

**BILL OF SALE**

For and in consideration of \$140,000, the receipt of which is acknowledged, J. Thomas Pixton and Kaaren Oswell Pixton, Trustees of the Pixton Living Trust dated May 30, 2003 ("Seller"), hereby sell, assign, transfer and deliver to Angela Yen and Caleb Yarian ("Buyers") as joint tenants with right of survivorship, all of Seller's right, title and interest in and to all items of property (the "Personal Property") described as follows:

A-frame cabin and all items contained, including furniture and kitchen items, on lot 65 of Government Mineral Springs Summer Home Area, Gifford Pinchot National Forest.

Said Personal Property is located at lot #65 of the Government Mineral Springs tract, in the Mt. Adams District of the Gifford Pinchot National Forest, within Skamania County, state of Washington, tax parcel number 96001065000000.

Seller warrants to Buyers that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyers; and that any interest of the Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyers herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyers irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

This Bill of Sale shall be effective as to the transfer of all property listed in it as of September 3, 2020.

Skamania County Assessor

SELLER

Date 9-8-20 Parcel# 96001065000000

The Pixton Living Trust dated May 30, 2003 by:

J. Thomas Pixton, Trustee

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

34775 Kaaren Oswell Pixton, Trustee  
SEP 08 2020

State of Oregon )  
County of Clackamas ) ss:

PAID \$1895.00  
M. M. M. Deputy  
SKAMANIA COUNTY TREASURER

On September 1, 2020, J. Thomas Pixton and Kaaren Oswell Pixton, Trustees of the Pixton Living Trust dated May 30, 2003 as amended, acknowledged signing this Bill of Sale.

Notary Public for Oregon

