



00016552202300011270030035

**After Recording Return To:**

Victor W. VanKoten  
VanKoten & Cleaveland LLC  
417 Sherman Avenue, Suite 7  
Hood River, OR 97031

**Send Tax Statements To:**

Gary and Linda Morningstar  
PO Box 763  
Carson, WA 98610-0763

**Consideration:** The consideration stated in terms of dollars is \$0.00. This is a transfer between spouses.

**Assessor's Parcel No.** 03080800060000 *om*

**Abbreviated Legal:** Ptn. Sec. 8, T3N, R8E W.M.

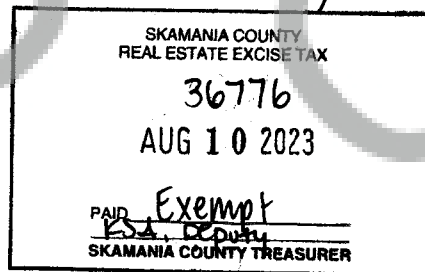
**STATUTORY WARRANTY DEED**

**Linda L. Morningstar**, Grantor, as her separate estate, in consideration of love and affection, conveys and warrants to **Gary W. Morningstar** and **Linda L. Morningstar**, husband and wife, Grantees, the real property located in Skamania County, Washington described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE INCORPORATED HEREIN.

SUBJECT TO all easements and encumbrances of record.

DATED this 4 day of August, 2023.



GRANTOR:

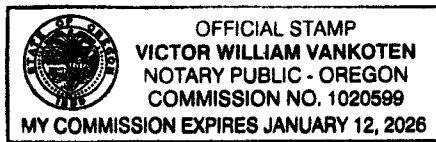
*Linda L. Morningstar*  
Linda L. Morningstar

(NOTARIAL ACKNOWLEDGMENT FOLLOWS ON PAGE 2)

STATE OF Oregon )  
 )ss.  
County of Harold River )

On this 4 day of August, 2023, I certify that I know or have satisfactory evidence that Linda L. Morningstar 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 and deed for the uses and purposes therein mentioned.

Victor W. Vankoten  
Notary Public for Oregon  
My Commission Expires: Jan 12, 2026



## EXHIBIT "A"

All that portion of the Southwest Quarter of the Northwest Quarter of Section 8, Township 3 North, Range 8 East of the Willamette Meridian, lying Westerly of the center of Panther Creek, in the County of Skamania, State of Washington.

TOGETHER WITH that portion of the Southwest Quarter of the Northwest Quarter of Section 8, Township 3 North, Range 8 East of the Willamette Meridian, recorded in Book 132, Page 301 of the Skamania County Records and described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 8; thence West along the South line of the Southwest Quarter of the Northwest Quarter of Section 8 a distance of 392.3 feet and the true point of beginning; thence Northeasterly to the Confluence of the Wind River with Panther Creek; thence Southwesterly along the centerline of the Wind River to the South line of the Southwest Quarter of the Northwest Quarter of Section 8; thence East along the South line of the Southwest Quarter of the Northwest Quarter of Section 8 to the true point of beginning.

TOGETHER WITH that portion of the Northwest Quarter of the Southwest Quarter lying North and Easterly of the center of the Wind River.

TOGETHER WITH the following:

Commencing at the Northeast corner of Section 7, Township 3 North, Range 8 East of the Willamette Meridian, County of Skamania, State of Washington; thence South  $01^{\circ} 04' 03''$  West 2064.81 feet along the East line of said Section 7, to the Southeast corner of the "Acker Tract", as shown in Book 3 of Surveys, Page 312, Auditor File Number 135413, and the Point of Beginning of this description; thence North  $88^{\circ} 50' 19''$  West, 1410.17 feet along the South line of said "Acker Tract" to the east right-of-way of Wind River Highway; thence North  $39^{\circ} 57' 31''$  West, 544.01 feet along the East right-of-way of Wind River Highway, to a 5/8" Rebar with yellow plastic cap inscribed "KA OR59002 WA 42690"; thence South  $88^{\circ} 50' 19''$  East, 1767.26 feet, parallel with the South line of said "Acker Tract" to a 5/8" Rebar with yellow plastic inscribed "KA OR59002 WA42690", last said point being on the East line of Section 7; thence South  $01^{\circ} 04' 03''$  West, 409.82 feet along the East line of said Section 7, back to the Point of Beginning.

Skamania County Assessor 

Date 8/10/23 Parcel# 030808000100000