

Skamania County, WA  
Total: \$305.50  
DEED  
Pgs=3

**2025-000618**

04/30/2025 03:12 PM

Request of: KIFFANIE A. PHILLIPS



00021109202500006180030030

Return Address:

Kiffanie A. Phillips  
Campbell Phillips  
PO Box 2449  
The Dalles, OR 97058

**Document Title**

Personal Representative's Deed

**Grantor**

Clayton Lehman, Personal Representative of the Estate of Alma Francine Lehman

**Grantee**

James Lehman

**Abbreviated Legal Descriptions**

Ptn. Sec 5, TIN, R6E W.M., in the City of Skamania, of Skamania County, in the State of Washington.

**Assessor's Property Tax Parcels or Account Numbers at the time of recording:**

01060500030000

Skamania County  
Real Estate Excise Tax

37722

APR 30 2025

PAID

exempt  
Skamania County Treasurer  
M. Monaghan Deputy

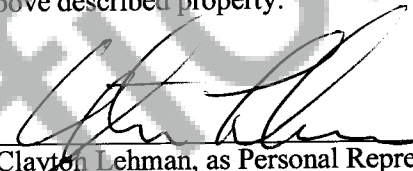
## PERSONAL REPRESENTATIVE'S DEED

The undersigned Grantor, Clayton Lehman, as the duly appointed, qualified and acting Personal Representative of the Estate of Alma Francine Lehman, deceased, Klickitat County Superior Court Case No. 24-4-00053-20, and not in Grantor's individual capacity, and as authorized by an Order Admitting Will to Probate and Granting Letters Testamentary and Nonintervention Powers, entered in the probate case on December 17, 2024, to settle the Estate of Alma Francine Lehman, deceased, without the intervention of any court, hereby grants, bargains, sells, conveys and confirms to James Lehman, Grantee, all of the interest the Estate of Alma Francine Lehman has by operation of law or otherwise, in the following described real property located in Skamania County, Washington:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantees heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

Dated: 4-4, 2025.

  
Clayton Lehman, as Personal Representative of the  
Estate of Alma Francine Lehman, Deceased, and not in  
his individual capacity

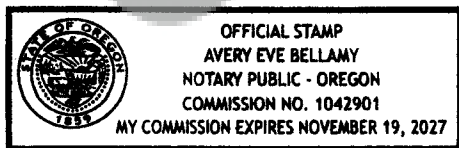
STATE OF OREGON )

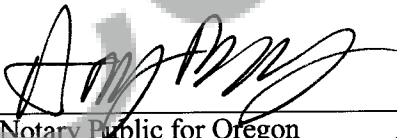
) ss.

County of Wasco )

I certify that I know or have satisfactory evidence that Clayton Lehman, Personal Representative of the Estate of Alma Francine Lehman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary for the uses and purposes mentioned in the instrument.

Dated: 4-4, 2025.



  
Notary Public for Oregon

My Commission Expires: 11-19-2027

## EXHIBIT "A"

A tract of land in the Northeast Quarter of Section 5, Township 1 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at Station 707 plus 04.4 on the center line of State Road No. 8, Prindle to Skamania Section, according to the survey thereof approved by the Highway Department of the State of Washington on the 9th day of October 1925, said point of beginning being on the center line, North and South, through Section 5, Township 1 North, Range 6 East of the Willamette Meridian; thence following the center line of said State Road No. 8, North 65° 05' East 400 feet more or less to intersection with the West line of the old survey of said State Highway No. 8, thence North 275 feet; thence South 65° 05' West 400 feet to a point due North of the point of beginning; thence South to the point of beginning.

EXCEPTING THEREFROM the following:

That portion conveyed to State of Washington by instrument recorded November 7, 1925 in Book U, Page 441, Skamania County Deed Records.

That portion conveyed to Skamania County by instrument recorded January 10, 1908 in Book K, Page 491.

That portion conveyed to Voyle H. Lindsay by instrument recorded July 26, 1920 in Book S, Page 29.

Skamania County Assessor *OM*

Date 4/29/25 Parcel# 01000500030000