



After Recording Return To:

Walker R. Clark
Samuels Yoelin Kantor LLP
111 SW 5th Ave., Suite 3800
Portland, OR 97204-3642

All Tax Statements Should be Sent to:

Michael McCabe and
Michon McCabe, Trustees
700 SE Arrow Creek Lane
Gresham, OR 97080

Skamania County
Real Estate Excise Tax
37814
JUN 24 2025

PAID exempt
Skamania County Treasurer
Michael McCabe, Deputy

STATUTORY WARRANTY DEED

Grantor:	Michael J. McCabe and Michon McCabe, Tenants by the Entirety
Grantees:	Michael McCabe and Michon McCabe, Trustees of The Michael and Michon McCabe Revocable Trust Dated January 8, 2025
Abbreviated Legal:	POINT ON SECTION LINE BETWEEN SECTION 26 AND 27, TOWNSHIP 2 NORTH, RANGE 5 E.W.M.
Assessor's Tax Parcel Number:	02-05-26-0-0-1100-00
Map Coord:	2M 6/16/25
Census Tract:	-R10-U 040510
	DM 6/24/25

MICHAEL J. McCABE, and MICHON McCABE, Tenants by the Entirety, Grantors, convey and warrant to MICHAEL McCABE and MICHON McCABE, Trustees of the MICHAEL AND MICHON McCABE REVOCABLE TRUST dated January 8, 2025, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto.

Commonly known as: 312 Christal Lane, Washougal, Washington 98671

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole consideration.

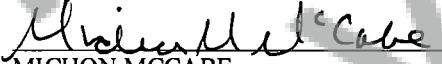
This property is sold subject to all covenants, conditions, restrictions and/or easements, if any, of record.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is available to Grantor under any policy of title insurance covering the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated: April 22, 2025.

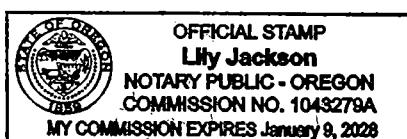

MICHAEL J. MCCABE

Dated: April 22, 2025.


MICHON MCCABE

STATE OF OREGON)
) ss.
County of MULTNOMAH)

On this 22 day of April, 2025, personally appeared the above-named Michael J. McCabe and Michon McCabe, Tenants by the Entirety, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me.




Notary Public for Oregon

EXHIBIT "A"

Beginning at a point on section line between section 26 and 27, Township 2 North, Range 5 E W.M., which point is 592 6/10' S. of the quarter section corner common to sections 26 & 27, thence running south 67°53', East 391 2/10' to a point on the meander line of the Washougal River, which point is the northeast corner of a tract of land conveyed to Raymond A. Montgomery et ux by deed recorded July 21, 1952, in Book 35, page 330 of Deed Records, Skamania Co., Washington and which is the true place of beginning; running thence North 67°53", West 300' to a point which is also the northwest corner of said Montgomery Tract; running thence northerly to a point which is 157 6/10", south 67°53. East of a point on the section line between sections 26 and 27, which is 392 6/10" south of the quarter section corner common to sections 26 and 27: running thence south 67°53", East 300' to a point on the meander line of the Washougal River; running thence southerly along the meander line of the Washougal River to the true place of beginning.

Skamania County Assessor

Date 6-16-25 Parcel# 02052600110000

ZM

6/24/25 02052600110000

AM