



Tax Foreclosure Certificate

Issued by Klickitat County Title Company

File No. W-49278

This Certificate is offered solely for the use of the addressee for the purpose of determining necessary parties' defendant in an action to foreclose General Property Taxes. The liability of the Company under this Certificate shall be limited to the amount of actual loss sustained by the Addressee due to reliance on any incorrect information on the Certificate. No liability is assumed by the Company for loss or damage that may arise from any other use of this Certificate.

Issued through the Office of:



Countersigned:

Jessica L. Wesley
Authorized Signature

File No. **W-49278**

Liability: **\$3,543.44**

Fee: **\$500.00**

Effective Date: **September 29, 2025**

Assured: **Klickitat County Treasurer's Office**
205 S. Columbus
Goldendale, WA 98620

1. Title to said estate or interest at the date hereof is vested in:
The heirs and devisees of James Shelton and Esther Shelton, deceased
2. The land referred to this Guarantee is situated in the County of **Klickitat**, State of Washington, and is described as follows:

See Exhibit A
3. As of the effective date, the premises are subject to the following Exceptions:
 - a. Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.
 - b. Agreements, if any, which appear in the Public Record related to future assessments or obligations not yet of record.
 - c. Additional Exceptions as shown on **Schedule B**

1. Parties to be notified:

- a. Floyd Bartmess, Jr. – 501 E. Broadway, Goldendale, WA 98620
- b.
- c.
- d.

2. Common Address purported to be:

501 E. Broadway, Goldendale, WA 98620

3. Abbreviated Legal description as follows:

TLS 4-A; 4-B & 5 IN NENW IRR TRACTS; 21-4-16

4. Defined Corner of property:

The Southeast corner of the property lies approximately 353 feet West of intersection of North King Street and Broadway Street (Hwy 142).

SCHEDULE B

EXCEPTIONS

1. Delinquent General Taxes for the following year(s) and amount(s), (Inquiry should be made with the Klickitat County Treasurer's Office for the interest and penalty due), as follows:

Parcel no. : 04-16-2121-0003/00

Year(s) : 2022

Amount(s) : \$987.06

Year(s) : 2023

Amount(s) : \$1,061.95

Year(s) : 2024

Amount(s) : \$1,003.73

2. Delinquent General Taxes for the first half 2025, (Inquiry should be made with the Klickitat County Treasurer's office for the interest and penalty due), as follows:

Amount : \$490.70

Parcel no. : 04-16-2121-0003/00

The Second Half 2025 taxes will become delinquent after October 31, 2025 in the amount of \$450.39.

3. Easement affecting the portion of said premises and for the purposes herein stated, and any incidental purposes.

For : Sewer Line

Recorded : February 9, 1956

Auditor's no. : 76167

In favor of : City of Goldendale

4. A Notice of Lien, in the amount shown below, and any other amounts due thereunder:

Filed by : City of Goldendale

For : Abatement, administrative fees and other costs

Amount : \$645.00

Recorded : August 4, 2025

Auditor's no. : 1168922

Re-recorded : August 4, 2025

Auditor's no. : 1169311

... END SCHEDULE B ...

Title Officer: Jessica L. Wesley

IN THE COUNTY OF KLINKITAT, STATE OF WASHINGTON

Tax Lots 4A, 4B and 5, irregular Tracts to Goldendale, Section 21, Township 4 North, Range 16 East of the Willamette Meridian, County of Klickitat, State of Washington, together with easements appurtenant thereto.

Klickitat County Map



warranty, expressed or implied, as to the accuracy, reliability or completeness of this data.