

45880

BOOK 37 PAGE 116
9:20 AM

Tract Nos. BC-R-6, BC-R-8
BC-R-AR-1, P #2
BC-R-AR-1, P #4
BC-R-AR-1A

TRANSMISSION LINE EASEMENT
AND ACCESS ROAD EASEMENT

The Grantors, FRANK BIRKENFELD and RUTH BIRKENFELD, husband and wife, for and in consideration of the sum of SIX HUNDRED DOLLARS (\$600.00), in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the following-described parcel of land in the County of Skamania, in the State of Washington, to-wit:

That portion of the $W\frac{1}{2}NW\frac{1}{4}$ and $NE\frac{1}{2}NW\frac{1}{4}$ of Section 24, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, which lies within a strip of land 150 feet in width, the boundaries of said strip lying 75 feet distant from, on each side of, and parallel to the survey line of the Wind River Relocation of the Bonneville-Coulee No. 1 transmission line as now located and staked on the ground over, across, upon, and/or adjacent to the above described property, said survey line being particularly described as follows:

Beginning at survey station 653 + 25.0 a point on the west line of Section 24, Township 3 North, Range 8 East, Willamette Meridian, said point being N. $7^{\circ} 05' 00''$ W. a distance of 274.9 feet from the quarter section corner on the west line of said Section 24; thence N. $52^{\circ} 08' 10''$ E. a distance of 1545.0 feet to survey station 668 + 70.0 Bk. = 668 + 09.4 Ah; thence N. $24^{\circ} 53' 30''$ E. a distance of 3666.0 feet to survey station 704 + 75.4 Bk. = 706 + 02.0 Ah; thence N. $78^{\circ} 00' 40''$ E. a distance of 1100.9 feet to survey station 717 + 02.9 Bk. = 716 + 95.8 Ah; thence N. $84^{\circ} 32' 00''$ E. a distance of 922.2 feet to survey station 726 + 18.0 a point on the east line of Section 13, Township 3 North, Range 8 East, Willamette Meridian, said point being S. $2^{\circ} 42' 20''$ E. a distance of 2312.1 feet from the northeast corner of said Section 13.

together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present and future right to top, limb, fell, and remove all growing trees, dead trees or snags (collectively called "danger trees") located on Grantors' land adjacent to said parcel of land, which could fall upon or against said transmission and signal line facilities.

Also, in addition to the above described easement and right-of-way, the Grantors herein grant, bargain, sell and convey unto the UNITED STATES OF AMERICA a permanent easement and right-of-way over, upon and across that portion of the $S\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$, $W\frac{1}{2}NW\frac{1}{4}$, and $NE\frac{1}{4}NW\frac{1}{4}$ of Section 24, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, except the above-described transmission line

easement and right-of-way, as is now surveyed and staked on the ground and as is shown, colored in red, on drawing, serial No. 57306, Revision 1, attached hereto and, by reference, made a part of the description of this access road easement and right-of-way, for the purpose of constructing access roads approximately 14 feet in width, with such additional widths as are necessary to provide for cuts, fills, and turnouts, and for curves at angle points, to be used in connection with the aforementioned transmission line easement and right-of-way, together with such other rights and the right to construct such other appurtenant structures as are necessary to accomplish the purposes for which this access road easement and right-of-way is granted.

The Grantors, their heirs and assigns, will be permitted the right of ingress and egress over and across said roads, and the right to pass and repass along and on said roads insofar as the same extend across the lands of the Grantors, said right to be exercised in a manner that will not interfere with the use of the roads by the United States of America, its agents and assigns.

TO HAVE AND TO HOLD said easements and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantors covenant to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcels of land and also all growing trees, dead trees or snags (collectively called "danger trees") cut and removed from Grantors' land adjacent to said parcels of land is and shall be vested in the UNITED STATES OF AMERICA and its assigns and that the consideration paid for conveying said easements and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantors also covenant to and with the UNITED STATES OF AMERICA that Grantors are lawfully seized and possessed of the lands aforesaid; have a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantors will forever warrant and defend the title to said easements and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 13 day of August, 1953

Frank Birkenfeld
Frank Birkenfeld

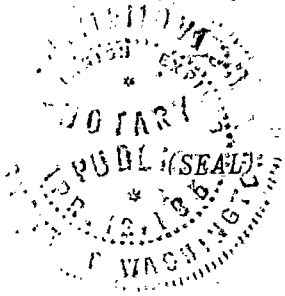
Ruth Birkenfeld
Ruth Birkenfeld

(Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

STATE OF Washington
COUNTY OF Skamania ss:

On the 13 day of Aug, 1953 personally came before me, a notary public in and for said County and State, the within-named Frank Birkenfeld and Ruth Birkenfeld, husband and wife, to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



R. H. Messerovich
Notary Public in and for the
State of Washington
Residing at Stevenson
My commission expires: 4-12-56

Unofficial Copy

STATE OF Washington)
COUNTY OF Skamania) ss:

I CERTIFY that the within instrument was received for the record on the 18 day of August, 1953 at 9-20 AM, and recorded in book 37 on page 116, records of Skamania of said County.

Witness my hand and seal of County affixed.

John C. Wachter
By Coronela Rankin
Deputy.

After recording, please return to:

TITLE SECTION, BRANCH OF LAND
BONNEVILLE POWER ADMINISTRATION
P.O. BOX No. 3537
PORTLAND 8, OREGON

