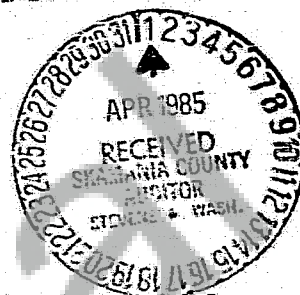


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BARGAIN AND SALE DEED



Those lands described in Exhibit "A" attached hereto, and by this reference incorporated herein, SUBJECT, however, to those exceptions and reservations set forth in said Exhibit "A".



Dated this 17th day of March, 1985



INTERNATIONAL PAPER REALTY CORPORATION
a Delaware Corporation

~~Vice-President~~



Assistant Secretary

[illegible]

March 11, 1985.

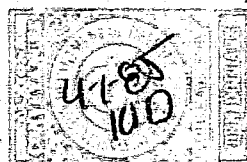
Personally appeared Leonard Bonnie, Jr. and M. B. Filer, who, each being first duly sworn, did say that the former is the Vice-President and that the latter is the Assistant Secretary of INTERNATIONAL PAPER REALTY CORPORATION, a Delaware Corporation, and that the seal affixed to the foregoing instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for New York



706-30



PARCEL A

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF A LINE 250 FEET DISTANT IN A SOUTHEASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

EXCEPT AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966 IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL B

ALL THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY OF A LINE 250 FEET DISTANT IN A SOUTHERLY DIRECTION FROM THE SOUTHERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

EXCEPT AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966, IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

PARCEL C

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF A LINE 250 FEET DISTANT IN A EASTERLY DIRECTION FROM THE EASTERLY BANK OF THE WASHOUGAL RIVER AT MEAN HIGH WATER.

EXCEPT AN UNDIVIDED UNDETERMINATE INTEREST IN AND TO ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE DESCRIBED PARCELS A, B & C, AS GRANTED BY INSTRUMENT DATED JULY 11, 1966, RECORDED JULY 29, 1966, IN BOOK 56 OF DEEDS AT PAGES 157-158, UNDER AUDITOR'S FILE NO. 67253, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH A PERPETUAL NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS A, B & C DESCRIBED ABOVE, TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH, AND TO MAINTAIN AND RECONSTRUCT SAID ROAD IN THE WEST HALF OF THE WEST HALF OF SECTION 23 IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE TRACT OF LAND CONVEYED TO THE STATE OF WASHINGTON (DEPARTMENT OF FISHERIES), BY DEED DATED JUNE 3, 1954, AND RECORDED JUNE 16, 1954 AT PAGE 185 OF BOOK 38 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, SAID POINT BEING 200 FEET SOUTH AND 850 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 45° 20' WEST 290 FEET; THENCE SOUTH 38° 50' WEST 90 FEET; THENCE SOUTH 9° 20' EAST 170 FEET; THENCE SOUTH 31° EAST 225 FEET; THENCE SOUTH 15° 40' WEST 270 FEET; THENCE SOUTH 5° EAST 480 FEET;

THENCE SOUTH 20° 30' WEST 790 FEET; THENCE SOUTH 2° EAST 315 FEET; THENCE SOUTH 5° EAST 1200 FEET; THENCE SOUTH 1° 40' WEST 870 FEET TO THE END OF THE EXISTING ROAD; AND A PERPETUAL NONEXCLUSIVE EASEMENT TO USE FOR ANY AND ALL PURPOSES A ROAD 60 FEET IN WIDTH, AND TO MAINTAIN AND RECONSTRUCT SAID ROAD, IN THE SOUTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, THE CENTERLINE OF SAID ROAD BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF AN EXISTING COUNTY ROAD, SAID POINT BEING 2450.29 FEET NORTH AND 1116.95 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 26° 57' 20" EAST 275.61 FEET; THENCE SOUTH 10° 36' 20" EAST 166.97 FEET; THENCE SOUTH 36° 50' WEST 568.35 FEET; THENCE SOUTH 36° EAST 75 FEET; THENCE SOUTH 40° WEST 350 FEET; THENCE SOUTH 250 FEET; THENCE SOUTH 45° WEST 280 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING APPROXIMATELY 250 FEET SOUTHERLY FROM THE MEAN HIGH WATER LINE OF THE WASHOUGAL RIVER.

SUBJECT TO:

1. Rights of ingress, egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and storing, handling transporting and marketing the same, together with the right to remove all of said minerals, as granted by Deed dated July 11, 1966 and recorded July 29, 1966 in Book 56 of Deeds at pages 157-158, under Auditor's File No. 67253, records of Skamania County, Washington.
2. Water rights and mineral reservations reserved by the United States of America in patents issued pursuant to the Act of Congress approved May 20, 1862, dated March 19, 1904, recorded September 2, 1904 at page 69 of book "B" of Patents; Patent dated July 15, 1899, recorded March 18, 1911, at page 185 of Book "B" of Patents; records of Skamania County, Washington, which patents recite:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the rights of the proprietor of a vein or lode, to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law, and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States of America.
3. There is hereby reserved to the Grantor, its successors and assigns, and excepted from this conveyance, all of the oil, gas, and associated hydrocarbons and all other minerals on and under said lands, together with reasonable rights of ingress and egress upon said lands for the purpose of investigating, exploring for, drilling, developing, producing, removing, transporting and owning all of said minerals and mineral rights herein reserved and excepted.

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4. Terms, covenants and conditions contained in application for current use classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, penalties and interest upon breach of, or withdrawal from, said classification); notice of approval being recorded under: Book F at Page 330, 331 and 332.
5. The lien of ad valorem taxes hereafter falling due, which are hereby prorated and payment of which is expressly assumed by Grantee.

STATE OF WASHINGTON }
COUNTY OF SKAMANIA } ss
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY _____
SKAMANIA COUNTY TITLE CO
OF STEVENSON, WA
AT 12:40 P.M. APRIL 1985
DEDICATED TO: 84
OEDD AT: 432
OF SKAMANIA COUNTY WITH
J. M. Wilson
CLERK
DEPUTY