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SK-13650

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, INTERNATIONAL PAPER REALTY CORPORATION, a corporation duly organized and operating under and by virtue of the laws of the State of Delaware, does hereby make, constitute, and appoint GEORGE E. TWINING, Attorney at Law, and JOHN C. ROSENTHAL of International Paper Realty Corporation, or each acting individually, its true and lawful attorneys to appear for it, represent it, and execute all documents on its behalf as may be required in connection with the sale of certain real property located in Sections 26, 27 and 34, T. 2 N., R. 5 E., W.M., Skamania County, Washington, as described in Exhibit "A" attached hereto.

Said corporation by these presents does give and grant unto said attorneys full power and authority to do and perform everything whatsoever requisite or necessary to be done in connection with this Power of Attorney, as fully as this corporation might do in its own capacity.

The powers and authorities vested in GEORGE E. TWINING and JOHN C. ROSENTHAL pursuant to this Power of Attorney shall expire at 12:00 o'clock Midnight on June 30, 1985.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorize officers under its corporate seal this 11th day of MARCH, 1985.

INTERNATIONAL PAPER REALTY CORPORATION
A Delaware Corporation

By

Title: president

By

Title: ass't secy

STATE OF NEW YORK)

: ss.

County of New York)

On the 11th day of March, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Leonard Bonnie JR and M.B. Filsan, Vice-President and Secretary, respectively, of INTERNATIONAL PAPER REALTY CORPORATION, the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Sherry Kambury
Notary Public in and for the State
of New York, residing at _____

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 SOUTHEAST 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;

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THENCE SOUTH 20° 30' WEST 790 FEET; THENCE SOUTH 2° EAST 515 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 SOUTH-EAST 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.

EXHIBIT

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INTERNATIONAL PAPER REALTY CORPORATION

I, Syvert Nerheim, a duly appointed ^{assistant} secretary of International Paper Realty Corporation, a Delaware corporation ("IPR"), do hereby certify that:

- (a) attached hereto, marked Exhibit A, is a copy of resolutions adopted at a meeting of the Board of Directors of IPR, held on October 6, 1981 and on May 18, 1982.
- (b) pursuant to the authority granted by such resolution, approval has been obtained for the sale of approximately 14.7 acres in Skamania Parish/County, Washington, known as the P-7 Tract, for a total price of \$ 66,000.00;
- (c) the persons named below are duly elected officers of IPR holding the offices set opposite their names and as such are authorized and qualified to sign on behalf of IPR any deeds, agreements or other documents and to all other things necessary to consummate the foregoing sale;

Leonard H. Ronnie, Jr. President
Gary Becker Vice President
Martin M. Molot Vice President
Larry M. Todd Vice President

and

- (d) the attached resolutions have not been modified or amended and are of International Paper Realty Corporation this 5th day of March, 1985.

Syvert E. Nerheim
Assistant Secretary
INTERNATIONAL PAPER REALTY CORPORATION

