

106268

BOOK 112 PAGE 117

H0959 113088
SK-15057

WARRANTY DEED

The Grantor, **CAVENHAM FOREST INDUSTRIES INC.**, a Delaware corporation, for and in consideration of Three Million Five Hundred Eighty Five Thousand and no/100 (\$3,585,000) Dollars in hand paid, conveys and warrants to **I P WESTERN TIMBERLANDS, INC.**, a Delaware corporation, the following described real estate:

See Exhibit A attached hereto and made a part hereof.

situated in the County of Skamania, State of Washington.

SUBJECT to:

See Exhibit B attached hereto and made a part hereof.

Dated this 1 day of December, 1988.

CAVENHAM FOREST INDUSTRIES INC.

By R. A. Carson
R. A. Carson, Executive Vice President

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

Dec 2 11 00 AM '88

AUDITOR
GARY H. OLSON

STATE OF OREGON

County of Multnomah

On this 1st day of December, 1988, before me personally appeared R. A. Carson, to me known to be the Executive Vice President of **CAVENHAM FOREST INDUSTRIES INC.**, the corporation that executed the within and 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 he was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Dorothy J. Lunder
Notary Public in and for the
State of Oregon

My commission expires 6-24-89

WARRANTY DEED - 1

Re: 1
Indirect 18
Indirect
Filed
Mailed

12409

REAL ESTATE EXCISE TAX
DEC 2 1988

PAID 118037.00
Sandra Helling
SKAMANIA COUNTY TREASURER

Transaction in compliance with County sub-division ordinances.
Skamania County

By: Robert Lee
Plann. Director

Glenda J. Kimmel, Skamania County Assessor
By: UC Parcel # see 23C/52

12/2/88

BOOK 112 PAGE 118

EXHIBIT A

LEGAL DESCRIPTION

ORDER NO. SK-15057 IP

TOWNSHIP 2 NORTH, RANGE 6 EAST

- SECTION 2: ALL THAT PORTION LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE U.S. BONNEVILLE POWER ADMINISTRATION POWERLINE EASEMENT AS ESTABLISHED AND SURVEYED IN 1952.
- SECTION 3: THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF THE SOUTH BOUNDARY LINE OF THE U.S. BONNEVILLE POWER ADMINISTRATION POWERLINE EASEMENT AS ESTABLISHED AND SURVEYED IN 1952.
- SECTION 4: THAT PORTION OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE SOUTH BOUNDARY LINE OF THE U.S. BONNEVILLE POWER ADMINISTRATION POWERLINE EASEMENT AS ESTABLISHED AND SURVEYED IN 1952.
- SECTION 9: THAT PORTION OF THE NORTHWEST QUARTER LYING SOUTH AND EAST OF THE SOUTH BOUNDARY LINE OF THE U.S. BONNEVILLE POWER ADMINISTRATION POWERLINE EASEMENT AS ESTABLISHED AND SURVEYED IN 1952.
- SECTION 10: ALL;
- SECTION 11: THE NORTH HALF; THE SOUTHWEST QUARTER; THE WEST HALF OF THE SOUTHEAST QUARTER;
- SECTION 14: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER; THE WEST HALF OF THE SOUTHWEST QUARTER;
- SECTION 15: THE EAST HALF; THE NORTH HALF OF THE SOUTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;
- SECTION 23: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES ACROSS THE WEST HALF OF THE NORTHWEST QUARTER AS DESCRIBED IN INSTRUMENT RECORDED APRIL 28, 1952 IN BOOK 35 AT PAGE 148.
- SECTION 26: THE EAST HALF OF THE SOUTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
- ALL THOSE PORTIONS AS DESCRIBED IN INSTRUMENT RECORDED JUNE 25, 1957 IN BOOK 43 AT PAGE 401, FURTHER DESCRIBED AS:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE WEST 500 FEET; THENCE SOUTH 45° EAST TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 500 FEET TO THE POINT OF BEGINNING.

TOWNSHIP 2 NORTH, RANGE 6 EAST (CONT.)

SECTION 26
CONTINUED:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE KUEFFLER ROAD, NORTH $89^{\circ} 07'$ WEST 195.5 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SAID SECTION 26; THENCE IN A SOUTHERLY DIRECTION FOLLOWING THE CENTER OF SAID KUEFFLER ROAD TO A POINT SOUTH $25^{\circ} 14'$ WEST 366.2 FEET FROM THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH $25^{\circ} 14'$ WEST TO THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION 26; THENCE NORTH 2,640 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH $89^{\circ} 07'$ EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SAID SECTION 26 TO THE POINT OF BEGINNING; EXCEPT RIGHT OF WAY FOR SAID KUEFFLER ROAD.

SECTION 27: THE NORTH HALF OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS PORTIONS OF SECTIONS 9 AND 15 AS CONVEYED TO CROWN ZELLERBACH CORPORATION IN INSTRUMENT RECORDED NOVEMBER 8, 1972 IN BOOK 64 AT PAGE 677.

TOWNSHIP 3 NORTH, RANGE 8 EAST

SECTION 14: THE NORTH HALF;

SECTION 15: THE SOUTH HALF OF THE NORTH HALF; THE SOUTH HALF;

SECTION 16: ALL THOSE PORTIONS DESCRIBED IN INSTRUMENT RECORDED JUNE 25, 1957 IN BOOK 43 AT PAGE 401, FURTHER DESCRIBED AS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES, AS CONVEYED TO CROWN ZELLERBACH CORPORATION IN INSTRUMENT RECORDED NOVEMBER 8, 1972 IN BOOK 64 AT PAGE 677, AUDITOR'S FILE NO. 75490, EXCEPTING THEREFROM THE FOLLOWING PARCEL:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, 666.98 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH $10^{\circ} 11' 57''$ EAST 83.62 FEET; THENCE NORTH $89^{\circ} 11' 38''$ WEST 183.97 FEET; THENCE NORTH $10^{\circ} 11' 57''$ EAST 528.00 FEET; THENCE NORTH $57^{\circ} 05' 41''$ WEST 518.70 FEET TO THE WEST LINE OF SAID SECTION 16; THENCE SOUTH $10^{\circ} 11' 57''$ WEST ALONG THE SECTION LINE TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING OF THIS EXCEPTION.

TOWNSHIP 3 NORTH, RANGE 8 EAST (CONT.)

- SECTION 17: ALL THOSE PORTIONS AS DESCRIBED IN INSTRUMENT RECORDED JUNE 25, 1957 IN BOOK 43 AT PAGE 401, FURTHER DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH $10^{\circ} 11' 57''$ EAST 891.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH $89^{\circ} 34' 17''$ WEST A DISTANCE OF 150 FEET TO AN IRON PIPE; THENCE NORTH $10^{\circ} 11' 57''$ EAST 800 FEET TO AN IRON PIPE; THENCE SOUTH $89^{\circ} 34' 17''$ EAST 150 FEET TO AN IRON PIPE ON THE EAST LINE OF SAID SECTION; THENCE SOUTH $10^{\circ} 11' 57''$ WEST 800 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
- SECTION 21: ALL THOSE PORTIONS AS DESCRIBED IN INSTRUMENT RECORDED JUNE 25, 1957 IN BOOK 43 AT PAGE 401, FURTHER DESCRIBED AS:
THE NORTH HALF OF THE NORTHEAST QUARTER; THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 21, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 21, WHICH POINT IS 462 FEET WESTERLY FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH $44^{\circ} 11' 21''$ EAST 653.31 FEET TO AN IRON PIPE ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE SOUTH $00^{\circ} 48' 57''$ WEST 343.63 FEET TO AN IRON PIPE; THENCE SOUTH $88^{\circ} 05' 29''$ EAST 132 FEET TO AN IRON PIPE; THENCE SOUTH $43^{\circ} 38' 16''$ EAST 565.45 FEET TO AN IRON PIPE; THENCE NORTH $48^{\circ} 49' 57''$ EAST 1118.06 FEET TO AN IRON PIPE ON THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 21.
- SECTION 22: THE NORTH HALF; TOGETHER WITH EASEMENTS FOR ROAD PURPOSES AS DESCRIBED IN INSTRUMENTS RECORDED MAY 24, 1978 IN BOOK 74 AT PAGE 868 AND RECORDED MAY 19, 1978 IN BOOK 74 AT PAGE 828; AND AGREEMENT RECORDED IN BOOK 6 AT PAGE 768 OF SKAMANIA COUNTY AGREEMENTS AND LEASES ON APRIL 29, 1983.

EXCEPTIONS TO TITLE

No.'s 1 thru 3 not used.

4. TERMS, COVENANTS AND CONDITIONS CONTAINED IN APPLICATION FOR CURRENT USE CLASSIFICATION, INCLUDING LIABILITY FOR FUTURE TAXES, ROLLBACKS, PENALTIES AND INTEREST UPON BREACH OF, OR WITHDRAWAL FROM, SAID CLASSIFICATION.
CLASSIFICATION: TIMBERLAND
5. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT/
IN FAVOR OF: UNITED STATES OF AMERICA
RECORDED: FEBRUARY 8, 1954
RECORDING NO.: BOOK 37 AT PAGE 466
FOR: ACCESS ROAD
AFFECTS: 2-6; SECTION 2
6. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT/
IN FAVOR OF: UNITED STATES OF AMERICA
RECORDED: NOVEMBER 1, 1954
RECORDING NO.: BOOK 38 AT PAGE 477
FOR: TRANSMISSION LINE AND ACCESS ROAD
AFFECTS: 2-6; SECTIONS 2, 3 AND 9
7. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT/
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH CO.
RECORDED: JANUARY 12, 1955
RECORDING NO.: BOOK 39 AT PAGE 145
FOR: POWERLINE
AFFECTS: 2-6; SECTION 4
8. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT/
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH CO.
RECORDED: JANUARY 12, 1955
RECORDING NO.: BOOK 39 AT PAGE 151
FOR: ACCESS ROAD
AFFECTS: 2-6; SECTION 4

EXHIBIT B

BOOK 112 PAGE 122

EXCEPTIONS:

9. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: OREGON-WASHINGTON RAILROAD AND NAVIGATION CO. AND UNION PACIFIC RAILROAD CO.
RECORDED: OCTOBER 10, 1963
RECORDING NO.: BOOK 52 AT PAGE 96
FOR: POWERLINES
AFFECTS: 2-6; SECTION 4
10. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: OREGON-WASHINGTON RAILROAD AND NAVIGATION CO. AND UNION PACIFIC RAILROAD CO.
RECORDED: OCTOBER 10, 1963
RECORDING NO.: BOOK 52 AT PAGE 100
FOR: 12 FOOT WIDE ROADWAY
AFFECTS: 2-6; SECTION 4
11. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: CROWN ZELLERDACH CORPORATION
RECORDED: MAY 2, 1986
RECORDING NO.: BOOK 101 AT PAGE 13
FOR: COMMUNICATION SITE AND ROADWAYS
AFFECTS: 2-6; SECTION 4
12. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: STATE OF WASHINGTON
RECORDED: FEBRUARY 13, 1964
RECORDING NO.: BOOK 52 AT PAGE 290
FOR: ROADWAYS
AFFECTS: 2-6; SECTIONS 3, 4, 9, 10, 11, 14 AND 15
3-6; SECTIONS 28, 32, 34 AND 35
13. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: STATE OF WASHINGTON
RECORDED: JANUARY 16, 1975
RECORDING NO.: BOOK 68 AT PAGE 155
FOR: ROADWAYS
AFFECTS: 2-6; SECTION 4

EXCEPTIONS:

14. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: STATE OF WASHINGTON
RECORDED: NOVEMBER 8, 1972
RECORDING NO.: 75480 IN BOOK 64 AT PAGE 677
FOR: ROADWAYS
AFFECTS: 3-5: SECTIONS 26, 27, 28 AND 34
2-6: SECTIONS 9, 10, 14 AND 15
3-8: SECTIONS 15, 16 AND 22
15. EASEMENT, INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY DECREE IN UNITED STATES DISTRICT COURT;
CASE NO.: 391
RECORDED: JULY 6, 1942
RECORDING NO.: BOOK 29 AT PAGE 169
FOR: TRANSMISSION LINES
AFFECTS: 2-6: SECTION 26
16. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION
RECORDED: FEBRUARY 6, 1956
RECORDING NO.: BOOK 41 AT PAGE 131
FOR: PIPELINE
AFFECTS: 2-6: SECTION 26
17. ANY PROHIBITION OR LIMITATION ON THE USE OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER, AND THE RIGHT OF USE, CONTROL OR REGULATION BY THE UNITED STATES OF AMERICA IN EXERCISE OF POWER OVER NAVIGATION.
18. RESERVATION OF MINERALS INCLUDING THE TERMS AND PROVISIONS THEREOF
IN FAVOR OF: VIRGIL GEERTZ, ET AL (1/2 INTEREST)
RECORDED: JANUARY 3, 1952
RECORDING NO.: BOOK 34 AT PAGE 127
AFFECTS: 3-8: SECTION 15
19. RESERVATION OF MINERALS INCLUDING THE TERMS AND PROVISIONS THEREOF
IN FAVOR OF: FRANK BIRKENFELD, ET UX (1/2 INTEREST)
RECORDED: JANUARY 3, 1952
RECORDING NO.: BOOK 34 AT PAGE 128
AFFECTS: 3-8: SECTIONS 15, 21 AND 22

EXCEPTIONS:

20. RESERVATION OF MINERALS INCLUDING THE TERMS AND PROVISIONS THEREOF
IN FAVOR OF: ANNA C. OTT
RECORDED: FEBRUARY 21, 1952
RECORDING NO.: BOOK 35 AT PAGE 13
AFFECTS: 3-8: SECTION 15
21. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT
IN FAVOR OF: THE UNITED STATES OF AMERICA
RECORDED: FEBRUARY 10, 1954
RECORDING NO.: BOOK 37 AT PAGE 480
FOR: TRANSMISSION LINE AND ACCESS ROAD
AFFECTS: 3-8: SECTIONS 15 AND 22
22. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION
RECORDED: JANUARY 4, 1956
RECORDING NO.: BOOK 40 AT PAGE 415
FOR: PIPELINE
AFFECTS: 3-8: SECTION 22
23. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT
IN FAVOR OF: C. R. YUNKER, ET AL
RECORDED: MAY 11, 1956
RECORDING NO.: BOOK 41 AT PAGE 480
FOR: MUTUAL USE OF DUMPING FACILITIES, ROADS, ETC.
AFFECTS: 3-8: SECTIONS 8, 15, 21 AND 22
24. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION
RECORDED: AUGUST 23, 1956
RECORDING NO.: BOOK 42 AT PAGE 155
FOR: PIPELINE
AFFECTS: 3-8: SECTION 14
25. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION
RECORDED: NOVEMBER 9, 1956
RECORDING NO.: BOOK 42 AT PAGE 463
FOR: PIPELINE AND ACCESS
AFFECTS: 3-8: SECTION 22

EXHIBIT B

- EXCEPTIONS:**
26. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: THE UNITED STATES OF AMERICA
RECORDED: APRIL 15, 1957
RECORDING NO.: BOOK 43 AT PAGE 285
FOR: TRANSMISSION LINES AND ACCESS ROAD
AFFECTS: 3-8; SECTION 14
 27. RESERVATION OF MINERALS INCLUDING THE TERMS AND PROVISIONS THEREOF
IN FAVOR OF: C. R. YUNKER, ET AL
RECORDED: AUGUST 14, 1957
RECORDING NO.: BOOK 44 AT PAGE 68
AFFECTS: 3-8; SECTION 8, 15, 21 AND 22
 28. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: LAWRENCE A. DEAUDRY, ET UX
RECORDED: AUGUST 28, 1957
RECORDING NO.: BOOK 44 AT PAGE 97
FOR: WATER RIGHTS AND PIPELINE
AFFECTS: 3-8; SECTION 22
 29. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: THE UNITED STATES OF AMERICA
RECORDED: NOVEMBER 1, 1967
RECORDING NO.: BOOK 58 AT PAGE 158
FOR: ACCESS EASEMENT
AFFECTS: 3-8; SECTION 22
 30. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: STATE OF WASHINGTON
RECORDED: AUGUST 10, 1970
RECORDING NO.: BOOK 61 AT PAGE 935
FOR: 60 FOOT WIDE ROADWAY
AFFECTS: 3-8; SECTION 14
 31. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY, WASHINGTON
RECORDED: MARCH 5, 1980
RECORDING NO.: BOOK 77 AT PAGE 948
FOR: POWERLINES
AFFECTS: 3-8; SECTION 22

EXCEPTIONS:

32. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: AMANDA LARSON
RECORDED: APRIL 28, 1986
RECORDING NO.: BOOK 100 AT PAGE 949
FOR: RECIPROCAL ROAD EASEMENTS
AFFECTS: 3-8; SECTION 14
33. THE INTEREST OF CAVENIAM ENERGY RESOURCES, INC., A DELAWARE CORPORATION, IN AND TO THE MINERALS AND MINERAL RIGHTS, AS SET FORTH IN THAT CERTAIN BARGAIN AND SALE DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF;
RECORDED: NOVEMBER 30, 1987
RECORDING NO.: 104986 IN BOOK 107 AT PAGE 720
34. EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS AS DISCLOSED BY INSTRUMENT;
IN FAVOR OF: LONGVIEW FIBRE COMPANY
RECORDED: NOVEMBER 30, 1988
RECORDING NO.: BOOK 112, PAGE 40
FOR: ROAD EASEMENTS AS CONVEYED
AFFECTS: SEE NEXT PAGE FOR FULL DESCRIPTION OF EASEMENT AS CONVEYED IN THE ABOVE REFERENCED INSTRUMENT.

EASEMENT GRANTED BY BOOK 112, PAGE 40

TOGETHER WITH a permanent, assignable, non-exclusive easement, to use and maintain existing roads across the S $\frac{1}{2}$ of Section 2; SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3; S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4; SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9; N $\frac{1}{2}$, SW $\frac{1}{4}$ of Section 10; NE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11; W $\frac{1}{2}$ W $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14; N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15; all in Township 2 North, Range 6 East of the Willamette Meridian, for all lawful purposes and for the benefit and use by any purchaser of timber on the below described TRIBUTARY PROPERTY.

THIS EASEMENT and right to use is appurtenant to the following described property of Grantor conveyed hereby, herein called "TRIBUTARY PROPERTY": All that portion Section 2 lying North of the South boundary line of the U.S. Bonneville Power Administration powerline easement; GL 1, 2, 3 S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, and that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 3 lying North of the South boundary line of the U.S. Bonneville Power Administration powerline easement; GL 1, 2, 3, 4, S $\frac{1}{2}$ N $\frac{1}{2}$, that portion of the SE $\frac{1}{4}$ of Section 4 lying North and West of the South boundary line of the U.S. Bonneville Power Administration powerline easement; That portion of the NW $\frac{1}{4}$ of Section 9 lying North and West of the South boundary line of the U.S. Bonneville Power Administration powerline easement as said easement was established and surveyed in 1952; SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, GL 2 of Section 19. All in Township 2 North, Range 6 East, W.M.,

AND:

The SW $\frac{1}{4}$ of Section 26; the E $\frac{1}{2}$, SW $\frac{1}{4}$ of Section 28; the E $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 32; the E $\frac{1}{2}$, SW $\frac{1}{4}$ of Section 34; and the W $\frac{1}{2}$ E $\frac{1}{2}$, W $\frac{1}{2}$ of Section 35, All in Township 3 North, Range 6 East, W.M., Skamania County, WA.

SAID EASEMENT and right to use shall also be appurtenant to and benefit all other properties of any successor owner of all or any portion of the above described TRIBUTARY PROPERTY.

SAID EASEMENT and right shall be subject to the following:

a. Brush and refuse resulting from the exercise of the right-of-way reservation shall be disposed of to the satisfaction of the Owner of the land across which this easement, or portion thereof, passes (Owner).

b. Timber cut and destroyed in the exercise of the right-of-way reservation shall be paid for at the rates to be prescribed by the Owner, which rates shall be the usual stumpage prices charged in the locality in sales of National Forest timber of the same kind or species; for injury to timber, second growth, and reproduction, the amount of actual damage shall be ascertained by the Owner according to the rules applicable in such cases.

c. All improvements built or maintained upon the right-of-way shall be kept in an orderly, safe and sanitary condition. Failure to maintain such conditions shall be cause for the termination of the reservation after thirty (30) days' notice in writing to the occupant or user that unsatisfactory conditions exist and that the Owner intends to terminate all rights under the reservation unless such conditions are forthwith corrected to the satisfaction of the Owner.

d. Upon the abandonment of a reserved right-of-way, either by formal release, by termination, or by non-use for a period of five (5) calendar years, all improvements thereon not the property of the Owner shall be removed therefrom within three (3) months from the date of the abandonment; otherwise, such improvements shall vest in and become the property of the Owner.

e. All reasonable precautions to prevent and suppress forest fires shall be taken by the grantor and all persons acting for or claiming under him; suitable crossings shall be constructed by grantor and/or said persons where the reserved right-of-way intersects existing roads and trails; borrow pits shall not be opened outside of the immediate graded

BOOK 11² PAGE 128

section except under a special-use permit from the Owner.

f. Owner shall have free ingress and egress on and over the reserved rights-of-way for all purposes necessary and incidental to the protection and administration of the lands of the Owner.

SAID EASEMENT and right to use shall also be subject to agreements to use said road in connection with the access, use and operation of radio sites on Skamania Mt. granted by Cavenham Forest Industries to: Raymond Sagar dated 1/1/87; and by Crown Zellerbach Corporation to: (1) Washington State Patrol dated 11/15/76 converted to a permanent easement dated April 12, 1978; (2) Pacific NW Bell dated 11/8/54; (3) Union Pacific RR dated 12/1/60; and (4) Oregon-Washington Railroad and Navigation Company, Union Pacific Railroad Company, Pacific Northwest Bell Telephone Company and the State of Washington, by and through its State Patrol dated 12/8/78, as a supplement to agreements listed in (1) - (3) above.