

107780

BOOK 115 PAGE 698

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WARRANTY DEED

H. B. KLASSEN, DONALD JOST, JONIE PETERS, ARNOLD NICKEL, F. GLENN GRAUMAN and PETER J. FUNK, Attorneys-in-Fact for Columbia River Estates, a joint venture, and GEORGE JEAN, as Trustee for Elkhorn Acres, a partnership, Grantors, for and in consideration of National Forest System land under the provisions of the Columbia River Gorge National Scenic Area Act of November 17, 1986 (100 Stat. 4274; 16 U.S.C. 544g), which is of equal value to the land herein conveyed, the receipt of which is hereby acknowledged, do hereby convey and warrant unto the UNITED STATES OF AMERICA, Grantee, and its assigns, all of the following described real property situate in the County of Skamania, State of Washington, together with the sum of Eleven Thousand Dollars (\$11,000.00) being paid by the Grantor to the Grantee.

WILLAMETTE MERIDIAN

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

T. 1 N., R. 5 E., W.M.
Sec. 10, NW1/4NW1/4.

T. 2 N., R. 6 E., W.M.

Sec. 22, NW1/4, and that portion of the E1/2 lying westerly of the center of the East Fork of Woodard Creek.

AUG 31 3 16 PM '89

GARY McDONALD

EXCEPTING THAT PORTION BEGINNING at the Northwest corner of Section 22; thence South 320 feet, more or less, on the West line of Section 22; thence east to a point 100 feet westerly of the center of the channel of Woodard Creek; thence in a northerly direction, parallel to and 100 feet distant from the center of the channel of Woodard Creek, to the North line of Section 22; thence Westerly on said North line to the point of beginning.

EXCEPTING ALSO THAT PORTION BEGINNING at the North 1/16th corner on the West line of Section 22; thence South 1320 feet, more or less, to the West one quarter corner of Section 22; thence East along the East-West centerline of Section 22 for a distance of 990.0 feet; thence North 1320 feet, more or less, to the centerline of the Northwest quarter of Section 22; thence West along said East-West centerline of the Northwest quarter of Section 22, 990 feet, more or less, to the North 1/16 corner on the West line of Section 22, to the point of beginning.

The area described contains 393.65 acres, more or less.

-1-

12975

REAL ESTATE TAX

AUG 1989

PAID Exempt

JAN 1990

Received
Indexed
Indirect
Filed 4-1-89
Mailed

Florida J. Kimmel, Skamania County Assessor
By: [Signature] Parcel # 15-12-5-60
2-6-22-100-00
200-00
200-00
200-00

SUBJECT TO:

1. Easement for a transmission line in favor of USA (BPA) recorded January 24, 1942, in Book 28, 584, Recording No. 31274, Skamania County Records. (Affects NW1/4NW1/4, Sec. 10, T. 1 N., R. 5 E., W.M.).
2. Easement for road access in favor of USA (BPA) recorded September 15, 1942, in Book 29, page 252, Recording No. 32016, Skamania County Records. (Affects NW1/4NW1/4, Sec. 10, T. 1 N., R. 5 E., W.M.).
3. Easement for water pipeline in favor of adjacent owners recorded May 16, 1960, in Book 47, page 195, Skamania County Records. (Affects NW1/4NW1/4, Sec. 10, T. 1 N., R. 5 E., W.M.).
4. Easement for transmission lines in favor of USA (BPA) recorded January 12, 1942, in Book 28, page 569, Recording No. 31239 Skamania County Title Records. (Affects E1/2, Sec. 22, T. 2 N., R. 6 E., W.M.).
5. Easement for transmission lines in favor of USA (BPA) recorded April 22, 1942, in Book 29, page 57, Skamania County Records. (Affects NW1/4, Sec. 22, T. 2 N., R. 6 E., W.M.).
6. The rights of the public in that portion of the above described real estate lying within Scott Road and Woodard Creek Road. (Affects NW1/4, Sec. 22, T. 2 N., R. 6 E., W.M.).
7. Easement for road access in favor of USA (BPA) recorded October 13, 1942, in Book 29, page 269, 32081, Skamania County Records. (Affects NW1/4, Sec. 22, T. 2 N., R. 6 E., W.M.).
8. Any question that may arise due to shifting or change in the course of Woodard Creek or due to said Creek having shifted or changed its course, and rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of said creek, if it is navigable. (Affects Section 22.)
9. 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 regulation by the United States of America in exercise of power over navigation. (Affects Section 22.)

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The acquiring agency is the Forest Service, U.S. Department of Agriculture.

Dated this 28th day of August, 1989.

COLUMBIA RIVER ESTATES

By:

H. B. KLASSEN

By:

DONALD JOST

By:

JONIE PETERS

By:

ARNOLD NICKEL

By:

GLENN GRAUMAN

By:

PETER J. FUNK

ELKHORN ACRES

By:

GEORGE JEAN

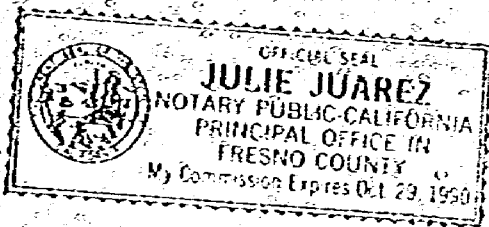
7/14/89

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Fresno) ss.

On this 21st day of July, 1989, before me the undersigned, a Notary Public in and for the State of California, personally appeared H. B. KLASSEN, known to me to be the person that executed the within and foregoing instrument as Attorney-in-Fact for Columbia River Estates, a joint venture, and acknowledged to me that he/she executed the same.

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



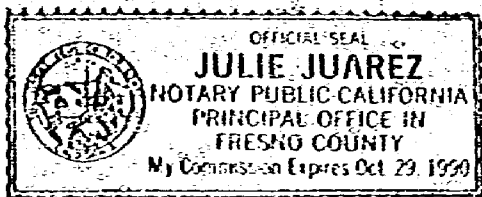
Julie Juarez
Notary Public for the State of California
Residing at 1300 E. Manning, Reedley, Ca
My Commission expires 10/29/90

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Fresno) ss.

On this 21st day of July, 1989, before me the undersigned, a Notary Public in and for the State of California, personally appeared DONALD JOST, known to me to be the person that executed the within and foregoing instrument as Attorney-in-Fact for Columbia River Estates, a joint venture, and acknowledged to me that he executed the same.

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



Julie Juarez
Notary Public for the State of California
Residing at 1300 E. Manning, Reedley, Ca
My Commission expires 10/29/90

ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Clackamas) ss.

On this 14 day of August 1989, before me the undersigned, a Notary Public in and for the State of Oregon, personally appeared JONIE PETERS, known to me to be the person that executed the within and foregoing instrument as Attorney-in-Fact for Columbia River Estates, a joint Venture, and acknowledged to me that he/she executed the same.

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



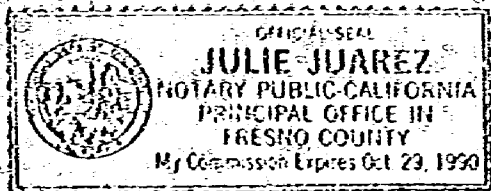
[Signature]
Notary Public for the State of Oregon
Residing at Oregon City
My Commission expires 2-22-91

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Imperial) ss.

On this 29th day of July 1989, before me the undersigned, a Notary Public in and for the State of California, personally appeared ARNOLD NICKEL, known to me to be the person that executed the within and foregoing instrument as Attorney-in-Fact for Columbia River Estates, a joint venture, and acknowledged to me that he executed the same.

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



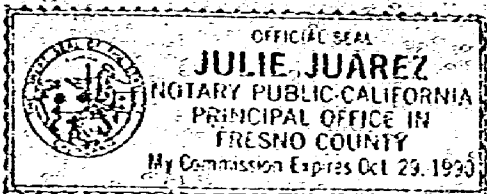
[Signature]
Notary Public for the State of California
Residing at 1300 E. Main, Redding
My Commission expires 10/23/90

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Fresno) ss.

On this 25th day of July, 1989, before me the undersigned, a Notary Public in and for the State of California, personally appeared F. GLENN GRAUMAN, known to me to be the person that executed the within and foregoing instrument as Attorney-in-Fact for Columbia River Estates, a joint venture, and acknowledged to me that he executed the same.

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



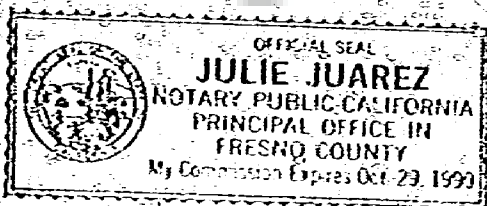
Notary Public for the State of California
Residing at 1300 E. Manning, Reedley, Ca
My Commission expires 10/29/90

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Fresno) ss.

On this 26th day of July, 1989, before me the undersigned, a Notary Public in and for the State of California, personally appeared PETER J. FUNK, known to me to be the person that executed the within and foregoing instrument as Attorney-in-Fact for Columbia River Estates, a joint venture, and acknowledged to me that he executed the same.

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



Notary Public for the State of California
Residing at 1300 E. Manning, Reedley, Ca
My Commission expires 10/29/90

ACKNOWLEDGMENT

STATE OF Wash)
COUNTY OF Thurston) ss.

On this 14th day of July, 19 89, before me the undersigned, a Notary Public in and for the State of Wash, personally appeared GEORGE JEAN, known to me to be the person that executed the within and foregoing instrument as Trustee for Elkhorn Acres, a partnership, and acknowledged to me that he executed the same.

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

Clara M. Koon
Notary Public for the State of Wash
Residing at Olympia
My Commission expires 6-30-91

(Checked as to consideration, acreage, description, and conditions.

Dated this 31st day of August, 19 89.)

Carol M. Ferguson
Realty Specialist