

## TRUSTEES' BARGAIN AND SALE DEED

GARTHE BROWN, in his capacity as sole successor Trustee under a trust agreement dated April 18, 1987, between Lena L. Pierce, as trustor, and Lena L. Pierce and Garthe Brown, as trustees, as to an undivided one-half interest in the herein described real property; GARTHE BROWN and THE OREGON COMMUNITY FOUNDATION, an Oregon nonprofit corporation, in their capacity as successor trustees under the last will and testament of Lawrence H. Pierce, deceased, dated November 10, 1975, as to an undivided one-half interest in the herein described real property, partner, doing business as Pierce Auto Service (aka L. H. Pierce Auto Service and Farm) Grantors, hereby bargain, sell and convey to TRUST FOR PUBLIC LAND, Grantee, the real property situated in Skamania County, Washington described as follows:

Commencing at a point on the northerly line of the Burlington Northern Railway Right-of-way in Section 25, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, which point is 1,000 feet West of the East line of the Elizabeth Snooks D.L.C.; thence North to the southerly line of the right-of-way for State Highway No. 14; thence Northeasterly and Easterly following the Southerly line of said State Highway right-of-way line in the Northwest quarter of the Northwest quarter of Section 19, Township 2 North, Range 7 East of the Willamette Meridian; thence Southwesterly along the northerly right-of-way of said railroad to the point of beginning, all being a portion of the Snooks D.L.C. and the Hardy D.L.C.

## SUBJECT TO:

Easement including its terms, covenants and provisions as disclosed by instrument in favor of Northwestern Electric Company, a corporation, recorded June 4, 1912, in Book N of deed at page 593, for transmission lines.

Easement including its terms, covenants and provisions as disclosed by instrument in favor of Northwestern Electric Company, a corporation, recorded February 20, 1931 in Book W of deeds page 575 for transmission lines.

Easement including its terms, covenants and provisions as disclosed by instrument in favor of United States of America, recorded January 26, 1984, recording No. 97026 in Book 83 at page 105 for right of way for ingress and egress.

Any question that may arise due to shifting or change in the course of Hardy 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.

Glenda J. Kimmel, Skamania County Assessor  
By: J.C. Parcel # 2-6-25-100  
2-9-19-1000

Registered  
Indexed, Eir  
Indirect  
Filed 1-19-90  
Ailed

13249

15-20-00

V. J. Deputy

Grantors covenant that they are lawfully seized of an indefeasible estate in the Property in fee simple, as trustees, that they have good right and full power as trustees to convey the property, that the property is free from encumbrances made or suffered by them, and that they warrant to Grantee, its successors, and assigns, the quiet and peaceable possession of the property and will defend the title thereto against Grantors and their heirs, successors and assigns, except as noted above. Except as provided above, this conveyance is without express or implied covenant or warranty whatsoever.

DATED the 11<sup>th</sup> day of January, 1990.  
~~December, 1989.~~

FILED IN RECORD  
STATE OF OREGON  
BY SKAMANIA CO. TITLE

JAN 16 3 32 PM '90

*P. Lowry*

GARY

*Garthe Brown*  
Garthe Brown, Trustee

THE OREGON COMMUNITY FOUNDATION,  
Trustee

By *Gregory A. Chaille*  
Gregory A. Chaille  
Executive Director

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

I certify that I know or have satisfactory evidence that GARTHE BROWN is the person who appeared before me, and said person acknowledged that he signed this instrument, as trustee, and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED the 11<sup>th</sup> day of December, 1989.  
January, 1990

*L. C. Hansen*  
Notary Public for Oregon  
My Commission Expires: 1/21/1990  
12/26/91

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

I certify that I know or have satisfactory evidence that GREGORY A. CHAILLE is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Executive Director of The Oregon Community Foundation, an Oregon nonprofit corporation, to be the free and voluntary act of such party, as trustee, for the uses and purposes mentioned in the instrument.

DATED the 11 day of January, 1990.  
December, 1989.

*Shirley S. Hansen*  
Notary Public for Oregon  
My Commission Expires: 8/8/93