

BOOK 119 PAGE 920

IP WESTERN TIMBERLANDS, INC., a Delaware corporation, Grantor, 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 Eighty-five Thousand Dollars (\$85,000.00) being paid by the Grantor to the Grantee:

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

Sec. 15, E1/2, N1/2SW1/4, and SE1/4SW1/4;

13758
REAL ESTATE EXCISE TAX

JUL 24 1990

PAID Exempt
Ind. Property
SKAMANIA COUNTY TREASURER

By: **ML** Parcel # **368** Exercise **13758**

FILED FOR RECORD
STANDARD WASH
BYSKAWANIA CO. TITLE

JUN 24 1 30 PM '30

[illegible]

Sec. 23, NE1/4NW1/4, together with an easement for a road across the W1/2NW1/4 as described in instrument recorded April 28, 1952, in Book 35, page 148, Skamania County;

Sec. 26, SW1/4NW1/4, E1/2SW1/4 and portions of the NW1/4SW1/4 and portions of the W1/2SE1/4 more particularly described as follows;

That portion of the NW1/4SW1/4 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;

That portion of the W1/2SE1/4 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°07' West 195.5 feet from the Northeast corner of the West half of the Southeast quarter of said Section 26; thence in a Southerly direction following the center of said Kueffler Road to a point South 25°14' West 366.2 feet from the Northeast corner of the West half of the Southeast quarter; thence South 25°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°07' East along the North line of the West half of the Southeast quarter of Section 26 to the point of beginning; Except Right of Way for said Road;

Sec. 27, N1/2NE1/4, SE1/4NE1/4;

EXCEPTING THEREFROM, that portion acquired by the United States of America by Declaration of Taking filed in U.S. District Court Case No. 26, a copy which was recorded February 6, 1939, in Book 27, page 319, Auditors File No. 26973, Skamania County Deed Records.

TOGETHER WITH an easement for road purposes over and across portions of Sections 5, 7, 8, 9 and 15 as conveyed to Crown Zellerbach Corporation in instrument recorded November 8, 1972, in Book 64, page 677, Skamania County Deed Records.

T. 3 N., R. 8 E.,

Sec. 14, N1/2;

Sec. 15, S1/2N1/2 and S1/2;

Sec. 16, SW1/4SW1/4, together with an easement for roadway purposes as conveyed to Crown Zellerbach Corp. in instrument recorded November 8, 1972, in Book 64, page 677, Auditors 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.

Sec. 17, a portion of the E1/2SE1/4 more particularly described as follows;

Beginning at a point on the Section line between Sections 16 and 17, T. 3 N., R. 8 E., W.M., said point being 900 feet North of the Southeast corner of said Section 17; thence West 150 feet; thence North 800 feet paralleling the line between said Sections 16 and 17; thence East 150 feet to said line between said Sections; thence South 800 feet on said line between said Sections to point of beginning;

Sec. 21, N1/2NE1/4 and that portion of the NW1/4 lying northerly of the following described line:

Commencing at a point on the North line of Section 21, T. 3 N., R. 8 E., W.M., 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 651.31 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 343.83 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.

Sec. 22, N1/2, together with easements for road purposes as described in instruments recorded May 24, 1978, in Book 74, page 868, recorded May 19, 1978, in Book 74, page 828, Skamania County.

The area described contains 3,888.18 acres, more or less.

EXCEPTING AND RESERVING TO IP WESTERN TIMBERLANDS, INC., and its successors and assigns, forever, all geothermal steam and heat and all metals, ores and minerals of any nature whatsoever in or upon the above described lands and including but not limited to coal, lignite, peat, oil and gas, including coal seam gas, together with the right to enter upon said lands for the purpose of exploring the same for such geothermal resources, metals, ores and minerals, and drilling, opening developing and working mines and wells thereon and taking

out and removing therefrom, including by surface mining methods, all such geothermal resources, metals, ores and minerals, and to occupy and make use of so much of the surface of said land as may be reasonably necessary for said purpose; provided, that the United States and its assigns shall be paid just and reasonable compensation for any injury or damage to the surface of said land, to the crops or to the improvements thereon caused by the exercise of any rights herein reserved, provided, further, that the exercise of such rights by IP Western Timberlands, Inc. shall not be postponed or delayed pending reasonable efforts to agree upon or have determined such just and reasonable compensation, SUBJECT TO the Rules and Regulations of the Secretary of Agriculture (36 CFR 251, 1536) attached hereto and made a part hereof.

SUBJECT TO:

1. Statutory Mineral Reservation, in favor of the State of Washington, pursuant to Chapter 256, Laws of 1907, arising by reason of Deed from the State of Washington recorded June 8, 1917, in Book Q, page 189, Skamania County Deed Records. (Affects the SW1/4NW1/4, Sec. 26, T. 2 N., R. 6 E., W.M.)
2. Reservation of an easement for pipeline, as contained in deed from N.O. Anderson, et. ux., recorded October 19, 1928, in Book W, page 25, Auditors File No. 15212, Skamania County Deed Records. (Affects NW1/4SW1/4, Sec. 26, T. 2 N., R. 6 E., W.M.)
3. Right of Way for Transmission Lines, in favor of the United States of America, as acquired by Declaration of Taking recorded July 6, 1942, in Book 29, page 169, Auditors File No. 31806, Skamania County Deed Records. (Affects S1/2SE1/4, Sec. 26, T. 2 N., R. 6 E., W.M.)
4. Reservation of Right of Way for road for logging purposes, as contained in deed from Frank Birkenfeld et. ux., recorded August 15, 1950, in Book 33, page 201, Auditors File No. 41309, Skamania County Deed Records. (Affects Sec. 15 & 22, T. 3 N., R. 8 E., W.M.)
5. Reservation of Mineral Rights, as contained in deed from Virgil Geertz and Ethel Geertz, husband and wife and Frank Birkenfeld and Ruth Birkenfeld, husband and wife, recorded January 3, 1952, in Book 34, page 127, Auditors File No. 43387, Skamania County. By Instrument recorded March 8, 1988, in Book 108, page 677, Auditors File No. 104811, Skamania County Deed Records, the interest of Virgil Geertz and Ethel Geertz, has been conveyed to Marion Fredrickson of 3146 N.E. 54th Ave., Portland, Oregon. (Affects S1/2NW1/4, W1/2SW1/4, Sec. 15, T. 3 N., R. 8 E., W.M.)
6. Reservation of one half of minerals, together with right of ingress and egress to remove same, as contained in deed from Frank Birkenfeld and Ruth Birkenfeld, husband and wife, recorded January 3, 1952, in Book 34, page 128, Auditors File No. 43388, Skamania County Deed Records. (Affects portions of Sec. 15, 21, and 22 of T. 3 N., R. 8 E., W.M.)

7. Reservation of Minerals, as contained in deed from Anna Ott and Lester Ott, recorded February 21, 1952, in Book 35, page 13, Skamania County Deed Records. (Affects NE1/4SE1/4, Sec. 15, T. 3 N., R. 8 E., W.M.)
8. Transmission Line Easement and Access Road Easement in favor of the United States of America, recorded February 10, 1954, in Book 37, page 480, Skamania County Deed Records. (Affects S1/2N1/2, NE1/4SE1/4 Sec. 15, T. 3 N., R. 8 E., W.M.)
9. Transmission Line Easement and Access Road Easement, in favor of the United States of America recorded November 1, 1954, in Book 38, page 477, Auditors File No. 47783, Skamania County Deed Records. (Affects Sections 2, 3, 4 and 9, T. 2 N., R. 6 E., W.M.)
10. Easement for pipeline, in favor of Pacific Northwest Pipeline Corporation, recorded February 6, 1956, in Book 41, page 131, Auditors File No. 50035, Skamania County Deed Records. (Affects Sections 26 & 27, T. 2 N., R. 6 E., W.M.)
11. Easement for pipeline, in favor of Pacific Northwest Pipeline Corporation, recorded August 23, 1956, in Book 42, page 155, Skamania County Deed Records. (Affects Sec. 14, T. 3 N., R. 8 E., W.M.)
12. Easement for pipeline, in favor of Pacific Northwest Pipeline Corporation, recorded November 9, 1956, in Book 42, page 463, Skamania County Deed Records. (Affects Sec. 22, T. 3 N., R. 8 E., W.M.)
13. Transmission Line Easement and Access Road Easement, in favor of the United States of America, recorded April 15, 1957, in Book 43, page 285, Skamania County Deed Records. (Affects Section 14, T. 3 N., R. 8 E., W.M.)
14. Reservation of all Mineral Rights as contained in deed from G.R. Yunker et. al., to Crown Zellerbach Corporation, recorded April 4, 1956, in Book 44, page 68, Skamania County Deed Records. (Affects portions of Sec. 15, 21, and 22, T. 3 N., R. 8 E., W.M.)
15. Easement, in favor of the State of Washington, Department of Natural Resources, recorded February 13, 1964, in Book 52, page 290, Skamania County Deed Records. (Affects portions of Sec. 2, 3, 4, 10, 11, 14, and 15, T. 2 N., R. 6 E., W.M.)
16. Easement, in favor of the State of Washington, by and through the Department of Natural Resources, recorded August 10, 1970, in Book 61, page 935, Auditors File No. 72409, Skamania County Deed Records. (Affects SE1/4NE1/4, Sec. 14, T. 3 N., R. 8 E., W.M.)
17. Transmission Line Easement and Access Road Easement, in favor of the United States of America, recorded November 19, 1970, in Book 62, page 374, Auditors File No. 72917, Skamania County Deed Records. (Affects Sec. 14 & 15, T. 3 N. R. 8 E., W.M.)

18. Easement in favor of the State of Washington, acting by and through the Department of Natural Resources, recorded November 8, 1972, in Book 64, page 677, Auditors File No. 75480, Skamania County Deed Records. (Affects Sections 10, 14, and 15, T. 2 N., R. 6 E., and Sec. 15 & 22, T. 3 N., R. 8 E., W.M.)
19. Reciprocal Road Easement, between Crown Zellerbach Corporation and Amanda Larson, recorded April 28, 1986, in Book 100, page 949, Auditors File No. 101030, Skamania County Deed Records. (Affects Sec. 14, T. 3 N., R. 8 E., W.M.)
20. Conveyance of Hydrocarbon Minerals and Geothermal Steam, together with materials and easements related to the exploration and development including the terms and provisions thereof, as conveyed to Cavenham Energy Resources Inc., a Delaware Corporation by deed recorded November 30, 1987, in Book 107, page 720, Auditors File No. 104386, Skamania County Deed Records.
21. Easements in favor of Longview Fibre Company a Delaware corporation as contained in Deed Recorded November 30, 1988, in Book 112, page 40, Auditors File No. 106251, Skamania County Deed Records.
22. Easement for a road right-of-way in favor of the State of Washington, by and through its State Patrol, recorded July 6, 1990, in Book 119, page 703, Auditors File No. 109606, Skamania County Deed Records. (Affects SE1/4, Sec. 4, W1/2, and S1/2SE1/4, Sec. 10, W1/2W1/2 Sec. 14, E1/2E1/2, Sec. 15, and the W1/2NW1/4, Sec. 23, T. 2 N., R. 6 E., W.M.)
23. Reservation of an unrecorded Reciprocal License Agreement dated September 1, 1983, until its term of 10 years (September 1, 1993, between Crown Zellerbach Corporation and Wilkins, Kaiser, and Olson Inc. to construct, operate and maintain a 600 foot, pipeline within a 10 foot easement located in the SW1/4SW1/4, Section 16, T. 3 N., R. 8 E., W.M., Skamania County, Washington, for the purpose of providing water for fire protection and other mill use. Easement also permits WKO to construct, operate and maintain a pump within a 20' x 20' square, as close to the river as possible.

Agreement permits Crown Zellerbach, its successors and assigns, the right to use, operate and haul upon approximately 500 feet of existing 24 foot wide road over portions of the E1/2SE1/4, Section 17, T. 3 N., R. 8 E., W.M., Skamania County, Washington.

The initial terms of the agreement shall be 10 years from September 1, 1983 and thereafter from year to year unless terminated by either party by serving a written notice to the other party not less than 180 days prior to the current expiration date.

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

Dated this 20th day of July, 1990

IP WESTERN TIMBERLANDS, INC.,
a Delaware Corporation

By: Richard R. Yarbrough
RICHARD R. YARBROUGH

Title: PRESIDENT

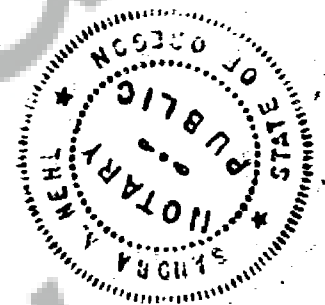
ATTEST:

BY: N.F. Wondra
N.F. WONDRA

TITLE: VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Douglas) ss.



On this 20th day of July, 1990, before me the undersigned, a Notary Public in and for said State, personally appeared RICHARD R. YARBROUGH and N.F. WONDRA, known to me to be the President and Vice-President, respectively, of IP WESTERN TIMBERLANDS, INC., a Delaware Corporation, the Corporation that executed the within and foregoing instrument, and acknowledged to me that such Corporation executed the same.

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

Sandra A. Neel
Notary Public for the State of Oregon
Residing at Hardman, Or
My Commission expires 12-17-93

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

Dated this 23rd day of July, 1990.)

Carol B. Ferguson