

#32113

P. J. McGowan & Sons et al to United States of America.

TRANSMISSION LINE EASEMENT

TRACT NO. BCV-3

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Dollars (\$150.00), in hand paid, receipt of which is hereby acknowledged, P. J. McGOWAN & SONS, a corporation, as to an undivided two-sevenths interest; and JOHN KRAETCH, a bachelor now and at the time of acquiring title, as to an undivided five-sevenths interest, have granted, bargained, and sold and by these presents do hereby grant, bargain, sell, and convey unto the UNITED STATES OF AMERICA and its assigns, a permanent easement and right-of-way over, upon, under, and across the following-described land in the County of Skamania, in the State of Washington; to wit:

That portion of the S. M. Hamilton D.L.C. No. Forty (40) in Sections Nineteen (19) and Twenty (20), Township Two (2) North, Range Seven (7) East, Willamette Meridian, Skamania County, Washington, lying north of the northerly right-of-way of Evergreen Highway, formerly State Road No. Eight (8); which lies within a strip of land 87.5 feet in width, the boundaries of said strip lying 37.5 feet distant northerly from and 50 feet distant southerly from and parallel to the survey line of the Bonneville-Camas-Vancouver transmission line as now located and staked on the ground, over, across, and upon the above property, said survey line being particularly described as follows:

Beginning at survey station 21+12.2, a point on the east line of the G. W. Johnson D. L. C. No. 38 in Section 20, Township 2 North, Range 7 East, W. M., said point being N. 0° 54' E. a distance of 339.4 feet from the reentrant corner on the east line of said G. W. Johnson D. L. C.; thence N. 62° 03' W. a distance of 2855.5 feet to survey station 49+67.7; thence S. 57° 56' W. a distance of 2344.5 feet to survey station 73+12.2; thence S. 59° 46' W. a distance of 89.8 feet to survey station 74+02.0, a point on the west line of said Section 20, said point being S. 0° 01' W. along said west line a distance of 2390.3 feet from the northwest corner of said Section 20; thence continuing S. 59° 46' W. a distance of 6113.3 feet to survey station 135+15.3, a point on the west line of Section 19, Township 2 North, Range 7 East, W. M., said point being N. 1° 30' W. a distance of 276.4 feet from the southwest corner of said Section 19.

The above-described parcel of land has a length of 3733 feet and contains 7.5 acres, more or less.

The aforesaid easement and right-of-way is for the following purpose, namely: the perpetual right to enter and to erect, maintain, repair, rebuild, operate, and patrol one or more electric power transmission lines, and one or more telephone and/or telegraph lines, including the right to erect such poles and other transmission line structures, wires, cables, and the appurtenances necessary thereto; the further right to clear said right-of-way and keep the same clear of brush, timber, inflammable structures, and fire hazards; and the right to remove danger trees, if any, located beyond the limits of said right-of-way.

TO HAVE AND TO HOLD the said easement and right-of-way unto the UNITED STATES OF AMERICA and its assigns, forever.

It is further understood and agreed by the undersigned that the payment of such purchase price is accepted as full compensation for all damages incidental to the exercise of any of the rights above described.

We covenant with the UNITED STATES OF AMERICA that we are lawfully seized and possessed of the lands aforesaid; have a good and lawful right and power to sell and convey the same; that the same are free and clear of all encumbrances, except as above noted, and that we will forever warrant and defend the title thereto and quiet possession thereof against the lawful claims of all persons whomsoever.

In witness whereof P. J. McGOWAN & SONS, a corporation, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and secretary, and its corporate seal to be hereunto affixed this 30th day of September, 1942, and JOHN KRAETCH has set his hand this 17 day of September, 1942.

(Corporate seal affixed)

P. J. McGOWAN & SONS, a corporation
By H. S. McGowan President
ATTEST: John F. McGowan Secretary

WITNESSES:

John Kraetch
John Kraetch