

Book 3 of Agreements and Leases

#39468

Sheldon L. Baxter et ux to Jack Woodruff et al

OIL AND GAS LEASE

AGREEMENT, Made and entered into 21st day of April, 1949, by and between Sheldon E. Baxter and Lillian Baxter, husband and wife, of Skamania, Wash., party of the first part, hereinafter called lessor (whether one or more) and Jack Woodruff, Roy Woodruff and Robert Woodruff, party of the second part, lessee.

WITNESSETH, That the said lessor, for and in consideration of One (\$1.00) DOLLARS cash in hand paid, receipt of which is hereby acknowledged and of the covenants and agreements hereinafter contained on the part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said lessee, for the sole and only purpose of mining and operating for oil and gas, and laying pipe lines, and building tank, powers, stations and structures thereon to produce, save and take care of said products, all that certain tract of land situate in the County of Skamania State of Washington described as follows to-wit:

Commence at a concrete monument set in the ground at a point 800 feet West and 177 feet South of the Quarter corner on the East line of Section 26 Township 2 North Range 6 East WM; thence running South 48.45 feet; thence West 5.68 feet to the initial point; thence North 37° 29' West 12 feet; thence South 62° 9' West 291.85 feet thence South 68° 41' West 147.9 feet; thence South 56° 29' West 96.8 feet; thence South 1° 47' West 53.15 feet; thence South 5° 10' East 816.39 feet; thence North 69° 30' East 548 feet; thence North 3° 50' West 238.04 feet; thence North 1° 50' East 190.61 feet; thence North 23° 22' East 47.65 feet; thence North 68° 26' West 238.94 feet; thence North 16° 42' East 364 feet to the initial point and containing 11.5 acres, more or less.

It is agreed that this lease shall remain in force for a term of Ten years from this date, and as long thereafter as oil or gas, or either of them, is produced from said land by the lessee.

In consideration of the premises the said lessee covenants and agrees:

1st. To deliver to the credit of lessor, free of cost, in the pipe line to which he may connect his wells, the equal one-eighth part of all oil produced and saved from said leased premises.

2nd. To pay the lessor 1/8 royalty of oil or gas DOLLARS each year in advance, for the gas from each well where gas only is found, while the same is being used off the premises, and lessor to have gas free of cost from any such well for all stoves and all inside lights in the principal dwelling houses on said land during the same time by making his own connections with the wells at his own risk and expense.

3rd. To pay lessor for gas produced from any oil well and used off the premises or for the manufacture of casinghead gas 1/8 of oil or gas produced for the time during which such gas shall be used, said payments to be made each three months in advance.

If no well be commenced on said land on or before the First day of May, 1950, this lease shall terminate as to both parties, unless the lessee on or before that date shall pay or tender to the lessor or to the lessor's credit in the Bank of Stevenson Bank at Stevenson, Wash. or its successors, which shall continue as the depository regardless of changes in the ownership of said land, the sum of 25 cts per acre, which shall operate as a rental and cover the privilege of deferring the commencement of a well for Twelve months from said date. In like manner and upon like payments or tenders the commencement of a well may be further deferred for like periods of the same number of months successively. And it is understood and agreed that the consideration first recited herein, the down payment, covers not only the privileges granted to the date when said first rental is payable as aforesaid, but also the lessee's option of extending that period as aforesaid, and any and all other rights conferred.

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Should the first well drilled on the above described land be a dry hole, then and in that event, if a second well is not commenced on said land within twelve months from the expiration of the last rental period which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expiration of said twelve months shall resume payment of rentals in the same amount and in the same manner as hereinbefore provided. And it is agreed that upon the resumption of the payment of rentals, as above provided, that the last preceding paragraph hereof, governing the payment of rentals and the effect thereof, shall continue in force just as though there had been no interruption in the rental payments.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein provided shall be paid the lessor only in the proportion which his interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil, and water produced on said land for its operations thereon, except water from wells of lessor.

When requested by lessor, lessee shall bury his pipe lines below plow depth.

No well shall be drilled nearer than 200 feet to the house or barn now on said premises, without the written consent of the lessor.

Lessee shall pay for damages caused by his operations to growing crops on said land.

Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.

If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee until after the lessee has been furnished with a written transfer or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned as to a part or as to parts of the above described lands and the assignee or assignees of such part or parts shall failor make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands upon which the said lessee or any assignee thereof shall make due payment of said rental.

Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem for lessor, by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of the holder thereof.

In Testimony Whereof We Sign, this the 21st day of April, 1949.

WITNESS:

Sheldon E. Baxter (SEAL)

Lillian Baxter (SEAL)

STATE OF WASHINGTON }
County of Skamania } ss.

THIS IS TO CERTIFY THAT on this 21st day of April, 1949 A.D. 192 before me R. M. Wright, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Sheldon E. Baxter and Lillian Baxter, husband and wife to me known to be the individual described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

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WITNESS my hand and official seal the day and year in this certificate first above written.

(Notarial seal affixed)

R. M. Wright
Notary Public in and for the State of
Washington, residing at Stevenson.

Filed for record July 5, 1949 at 11:20 a.m. by R. L. Woodruff.

John G. Hackett
Skamania County Auditor.

#39469

Harvey R. Scott et ux to Jack Woodruff et al

AGREEMENT, Made and entered into the 6th day of May, 1949, by and between Harvey R. Scott and Margaret T. Scott, his wife of Skamania, Washington, hereinafter called lessor (whether one or more, and Jack Woodruff, Roy Woodruff and Robert Woodruff, hereinafter called lessee:

WITNESSETH: That the said lessor, for and in consideration of One (\$1.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained on part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said lessee for the sole and only purpose of mining and operating for oil and gas and of laying pipe lines, and of building tanks, power stations and structures thereon to produce, save and take care of said products, all that certain tract of land situate in the County of Skamania, State of Washington, described as follows, to-wit:

Commencing at the corner of Section 15, 16, 21 and 22 and running thence South 320 feet; thence East to a point 100 feet West of the center of Woodward Creek; thence Northerly parallel with the channel of said creek and 100 feet distant Westerly therefrom to the line between Sections 15 and 22; thence West on said Section line to the place of beginning. All in Section 22 Township 2 N Range 6 EWM. Also the Southwest quarter of the Southwest Quarter in Section 15 Township 2 N Range 6 EWM.

Also, the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-one (21) Township 2 North, Range 6 East of the Willamette Meridian excepting the following described parcel of land to-wit:

Commencing at a point 730 feet North of the quarter corner on the East line of said Section 21, thence West 1320 feet, thence North 660 feet, thence East 1320 feet, thence South 660 feet to the point of beginning, containing 140 acres more or less, of Section 22, Township 2 N, Range 6 EWM, and containing 150 acres, more or less. It is agreed that this lease shall remain in force for a term of Ten years from this date, and as long thereafter as oil or gas or either of them is produced from said land by lessee.

In consideration of the premises the said lessee covenants and agrees:

1st. To deliver to the credit of lessor, free of cost, in the pipe line to which lessee may connect wells on said land, the equal one-eighth part of all oil produced and saved from the leased premises.

2nd. To pay lessor one-eighth (1/8) of the gross proceeds each year, payable quarterly, for the gas from each well where gas only is found, while the same is being used off the premises, and if used in the manufacture of gasoline a royalty of one-eighth (1/8), payable monthly at the prevailing market rate for gas; and lessor to have gas free of cost from any such well for all stoves and all inside lights in the principal dwelling on said land during the same time, by making lessor's own connections with the well at lessor's own risk and expense.

3rd. To pay lessor for gas produced from any oil well and used off the premises or in the manufacture of gasoline or any other product a royalty of one-eighth (1/8) of the proceeds, at the mouth of the well, payable monthly at the prevailing market rate.

If no well be commenced on said land or within the boundaries of the lands described as follows:

on or before the first day of May, 1950, this lease shall terminate as to both parties, unless