

DEED RECORD 30

SKAMANIA COUNTY, WASHINGTON

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#35181

State of Washington to Gar R. Klinger

STATE OF WASHINGTON

IN CONSIDERATION OF Twenty-one and 25/100 (\$21.25) Dollars, the receipt of which is hereby acknowledged, the State of Washington does hereby grant, bargain, sell and convey unto Gar. R. Klinger, his heirs and assigns, the following described escheated lands, situated in Skamania County, Washington, to-wit:

A tract of land located in a portion of lot 3, section 27, township 3 north, range 8 east, W. M., described by metes and bounds as follows:

Commencing at the west $\frac{1}{4}$ corner on the west line of said section 27, and running thence east 693 feet; thence north 435 feet, thence east 100 feet and thence north 826 feet to the true point of beginning; thence running S 78° 30' W 355 feet, thence north 215 feet to the shore line of Wind River, thence running easterly along the shore line of Wind River to a point which bears N 78° E from the point of beginning and thence running S 78° W 350 feet to said point of beginning, containing an area of 2.125 acres, more or less.

This sale is intended to convey only that title obtained by the State of Washington through warranty deed, dated March 17, 1900 from Frank Reid and Maggie Reid.

The above described lands are sold subject to all the provisions of Chapter 109 of the Session Laws of 1911, to which reference is hereby made, and which shall be as binding upon the grantee and any successor in interest of said grantee as though set out at length herein.

"The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors, and assigns forever, all oils, gases, coal, ores, minerals and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oil, gases, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right to enter by itself, its agents, attorneys and servants upon said lands or any part or parts thereof, at any and all times for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain and use all such buildings, machinery, roads and railroads, sink such shafts, remove such soil, and to remain on said lands or any part thereof for the business of mining and to occupy as much of said land as may be necessary or convenient for the successful prosecution of such mining business hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally, all rights and powers in, to, and over said lands, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved": PROVIDED, That no rights shall be exercised under this reservation by the State, its successors or assigns, until provisions have been made by the State, its successors or assigns to pay to the owner of the land upon which the rights herein reserved to the State, its successors or assigns are sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said land.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Gar R. Klinger, his heirs and assigns forever.

WITNESS the Seal of the State, affixed this 27th day of September, 1945.

Mon C. Wallgren,
Governor.

Attest:
Ray J. Yeoman
Assistant Secretary of State

(Seal of the State of Washington Appears)

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