

DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

YAKIMA BINDERY & PTO. CO. 18973

specified.

And Wade H. Dean and Effie M. Dean, husband and wife, and Harold L. Gilbert and Frances M. Gilbert, husband and wife, the grantors above named do covenant to and with the above named grantee, its successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, that the above-granted premises are free from all encumbrances, except as above noted, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above noted.

Said grantee covenants and agrees that in the event that it, its successors and assigns, have not removed all of the timber conveyed by this deed within five years from the date of this deed, it will pay to said grantors and additional sum of One Hundred Dollars (\$100.00) on the fifth and on each succeeding anniversary of the date of this deed until said timber is completely removed, or, at its election, the grantee may surrender to said grantors its title to any of said timber not heretofore removed. Said grantee shall notify the grantors in writing when it has completed the removal of said timber. In any event title to any timber not removed within ten years from the date of this deed will revert to the grantors upon the tenth anniversary of this deed.

Said grantee further covenants and agrees that in the event that any part of the timber hereby conveyed shall interfere with the construction of a power dam on any of the above-described tracts by said grantors, their heirs or assigns, said grantors shall be entitled to re-purchase such timber at Ten Dollars (\$10.00) per thousand feet at any time within two years from the date of this deed; at Eleven Dollars (\$11.00) per thousand feet at any time within three years from the date of this deed; or at Twelve Dollars (\$12.00) per thousand feet at any time thereafter.

Said grantee further covenants and agrees that it will pay all taxes, both real and personal, which may be imposed upon the timber conveyed by this deed during the period that title to said timber stands in the name of said grantee.

WITNESS our hands and seals this 19th day of May, 1948.

Executed in the Presence of

Wade H. Dean (SEAL)
Effie M. Dean (SEAL)
Harold L. Gilbert (SEAL)
Frances M. Gilbert (SEAL)

STATE OF OREGON)
) ss.
County of)

BE IT REMEMBERED, that on this 19th day of May, 1948, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Wade H. Dean and Effie M. Dean, husband and wife, and Harold L. Gilbert and Frances M. Gilbert, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(Notarial seal affixed)

Nelson A. Gerttula
Notary Public for Oregon
My commission expires: April 12th, 1949.

affixed and cancelled "5/19/49 H.L.G."
\$17.60 USIR/and \$16.00 State Conveyance Stamps affixed and cancelled \$7-2-48 OQR".

Filed for record July 2, 1948 at 10:30 a.m. by Shepard & Morse Lbr. Co.

John C. Wachter
Skamania County Auditor.