

4.1A
45213

TRANSMISSION LINE EASEMENT

The GRANTOR, herein so styled whether one or more, **MAGGIE M. RAGAN**, also known as **Maggie Ragan**, widow of **Bert A. Ragan**, deceased, and who acquired title by decree of distribution in Probate Cause No. 1629, Skamania County, Washington,

for and in consideration of the sum of **FIFTY** - - - - - Dollars (\$ **50.00**),
in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged,
hereby grants, bargains, sells, and conveys to the UNITED STATES OF AMERICA and its
assigns, a perpetual easement and right to enter and erect, operate, maintain, repair
rebuild, and patrol one or more electric power transmission lines and appurtenant signal
lines, poles, towers, wires, cables, and appliances necessary in connection therewith,
in, upon, over, under, and across the following-described parcel of land in the County
of **Skamania**, in the State of **Washington**, to wit:

That portion of that part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, lying North and East of Wind River, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 212.5 feet distant northerly from and 87.5 feet distant southerly from and parallel to the survey line of the McNary-Ross transmission line as now located and staked on the ground over, across, upon, and/or adjacent to the above-described property, said survey line being particularly described as follows:

Beginning at survey station 7410 + 74.9, a point on the east line of Section 17, Township 3 North, Range 8 East, Willamette Meridian, said point being N. 0° 58' 10" E. a distance of 1198.2 feet from the quarter section corner on the east line of said Section 17; thence S. 89° 37' 10" W. a distance of 4725.1 feet to survey station 7458 + 00.0; thence S. 61° 43' 30" W. a distance of 999.6 feet to survey station 7467 + 99.6, a point on the west line of said Section 17, said point being N. 0° 57' 50" E. a distance of 567.4 feet from the quarter section corner on the west line of said Section 17;

Under the terms of this easement, the right to cut danger trees is limited to a strip of land 100 feet in width on the northerly side of and beyond the outside limits of the right-of-way;

NO. 740
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID MAR 23 1953
AMOUNT 50⁰⁰
COUNTY TREASURER
BY Mabel J. Jeter

Filed for recording March 23, 1953 at 3-15 p.m.

together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards; provided however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present and future right to top, limb, fell, and remove all growing trees, dead trees or snags (collectively called "danger trees") located on Grantor's land adjacent to said parcel of land, which could fall upon or against said transmission and signal line facilities.

TO HAVE AND TO HOLD said easement and rights unto the UNITED STATES OF AMERICA, and its assigns, forever.

The Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcel of land and also all growing trees, dead trees or snags (collectively called "danger trees") cut and removed from Grantor's land adjacent to said parcel of land, is and shall be vested in the UNITED STATES OF AMERICA and its assigns and that the consideration paid for conveying said easement and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 23rd day of March, 1953.

Maggie M. Ragan
Maggie M. Ragan

BPA 177
Rev. 5-19-52

(Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

STATE OF *Washington*
COUNTY OF *Skamania*

On the *23* day of *March*, 19*53* personally came before me, a notary public in and for said County and State, the within-named **MAGGIE M. RAGAN, a widow,**

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that **she** executed the same as **her own** free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



R. H. Memovich
Notary Public in and for the
State of *Washington*
Residing at
No. Bonneville
My commission expires: *4-12-56*

Unofficial Copy

STATE OF)
COUNTY OF) ss:

I CERTIFY that the within instrument was received for the record on the _____ day of _____, 19____, at _____ M., and recorded in book _____ on page _____, records of _____ of said County.

Witness my hand and seal of County affixed.

By _____ Deputy.

After recording, please return to:

TITLE SECTION, BRANCH OF LAND
BONNEVILLE POWER ADMINISTRATION
P.O. BOX No. 3537
PORTLAND 8, OREGON

flp