

47165

TIMBER DEED AND AGREEMENT

KNOW ALL MEN BY THESE PRESENTS That George A. Sweeney and Anna E. Sweeney, husband and wife, grantors herein, for and in consideration of the sum of Fifteen Thousand and no/100 Dollars (\$15,000.00) to them paid by Garrabrant Lumber & Investment Co., a corporation of Willamina, Oregon, do hereby grant, bargain, sell and convey unto the said Garrabrant Lumber & Investment Co. all timber standing or down on the following described real property, situated in Skamania County, State of Washington, and more particularly described as follows, to-wit:

The Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter and Lots 5 and 6, Section 31, Township 3 North, Range 8 East of the Willamette Meridian.

ALSO: The West half of the Southeast Quarter of Section 30, Township 3 North, Range 8 East of the Willamette Meridian.

EXCEPT: Approximately 11 acres out of the Southeast corner of the tract first hereinabove described heretofore sold to Fred Wentzel and Marie Wentzel, his wife.

EXCEPT: Interest of C. M. Youmans and Michael Montchelin,

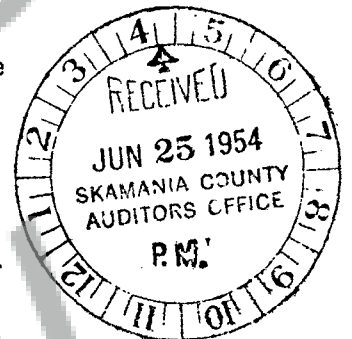
TO HAVE AND TO HOLD The same unto the said Garrabrant Lumber & Investment Co., its heirs and assigns, forever together with the right of ingress and egress in, to, upon, and from said land for the named grantee, its agents, employees and servants, for the purpose of cutting and removing said timber.

PROVIDED, HOWEVER, That the grantee herein shall have up to and including the first day of June, 1957, to remove all or any of said timber.

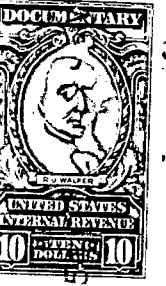
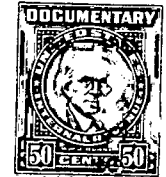
The grantors herein do hereby covenant with the said grantee and its successors and assigns that they are lawfully seized in fee simple of the above-described real property, and are the owners of the timber standing and fallen thereon, and have a valid right to convey and sell the same, and that they will and their successors shall warrant and defend the same unto the said grantee, its successors and assigns against the lawful claims and demands of all persons whomsoever.

1. Timber Deed & Agreement.

STERN, REITER & DAY
ATTORNEYS AT LAW
CASCADE BUILDING
PORTLAND 4, OREGON



NO. 4493
SKAMANIA COUNTY
TIMBER SECTION EXCISE TAX
PAID JUN 25 1954
AMOUNT \$15,000.00
COUNTY TREASURER
BY *Michael J. Guter*
Anneth S. Hulseborn



By accepting this conveyance, grantee undertakes and agrees to pay one-half of the real property tax levied against said land subsequent to the recordation of the within instrument and during the period it is given the right to remove said timber, such payments to be made before such tax becomes delinquent.

The grantee further undertakes and agrees in removing said timber to comply with all applicable laws, rules and regulations of the State of Washington and of the Department of Conservation and Development of said State of Washington.

The grantee agrees that full and complete possession of the afore-described real property shall revert to the grantors herein on the 1st day of June, 1957, or upon the full removal of the standing and fallen timber on said land, if the same occurs prior to June 1, 1957, and further, that the ownership of all timber remaining on said land after said period of removal has expired shall revert to the grantors herein.

The grantee shall have free and uninterrupted possession of said land during the period hereby granted it to remove said timber and the right to cut, use and construct roads on and across the said land and use the same for the removal of such timber in such manner as it may desire, and with the right to maintain logging camps with the usual privileges of camping while engaged in removing the timber from said land.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 23rd day of June, 1954.

GRANTORS:

George A. Sweeney
George A. Sweeney

Anna E. Sweeney
Anna E. Sweeney

GARRABRANT LUMBER & INVESTMENT CO.

By: H. I. Garrabrant
Grantee

STATE OF OREGON)
) ss.
County of Multnomah)

On this 23rd day of June, 1954, before me, the undersigned, a

2. Timber Deed &
Agreement

STERN, REITER & DAY
ATTORNEYS AT LAW
CASCADE BUILDING
PORTLAND 4, OREGON

Notary Public in and for said County and State, personally appeared the within named George A. Sweeney and Anna E. Sweeney, 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 affixed my official seal the day and year last above written.


Robert J. Gatten
 Notary Public for Oregon

My Commission expires: _____

NOTARY PUBLIC FOR OREGON
 My Commission Expires Feb. 17, 1954

STATE OF OREGON)
) ss.
 County of Multnomah)

On this 23rd day of June, 1954, before me appeared G. I.

Garrabrant personally known to me who, being duly sworn, did say that he, the said G. I. Garrabrant is the Sec-Treas of

Garrabrant Lumber & Investment Co., the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors, and G. I.

Garrabrant acknowledged said instrument to be the free act and deed of said Corporation.

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


W. H. White
 Notary Public for Oregon

My commission expires: Oct 13, 1957