

47512

Tract No. Mc-R-76

TRANSMISSION LINE EASEMENT

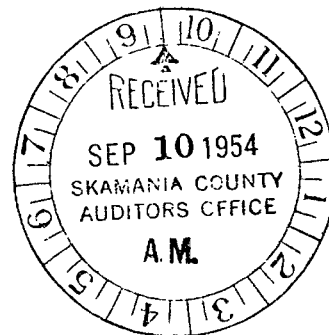
The GRANTOR, herein so styled whether one or more, HENRY KAPP AND ERMA M. KAPP,
husband and wife,

for and in consideration of the sum of FOUR HUNDRED -----
----- Dollars (\$400.00),
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 the $S\frac{1}{2}N\frac{1}{2}SW\frac{1}{4}$ of Section 10, Township 3 North, Range 10
East of the Willamette Meridian, Skamania County, Washington, that part of
the $S\frac{1}{2}SW\frac{1}{4}$ and $SW\frac{1}{4}SE\frac{1}{4}$ of said Section 10 lying northerly of the existing 300-
foot right-of-way for the U. S. Bonneville Power Administration's Bonneville-
Coulee Nos. 1 & 2 transmission lines, and the $NW\frac{1}{4}SE\frac{1}{4}$ of said Section 10
except the part thereof which lies on the westerly side of and within 400
feet of the center line of the White Salmon River, which lies southerly of a
line 212.5 feet distant northerly 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 1289 + 00.7, a point on the east line of
Section 10, Township 3 North, Range 10 East, Willamette Meridian, said point
being N. $1^{\circ} 22' 40''$ E. a distance of 1441.4 feet from the southeast corner of
said Section 10; thence S. $84^{\circ} 58' 40''$ W. a distance of 2675.7 feet to survey
station 1262 + 25.0; thence N. $83^{\circ} 39' 00''$ W. a distance of 2579.0 feet to
survey station 1236 + 46.0, a point on the west line of said Section 10, said
point being N. $1^{\circ} 12' 20''$ E. a distance of 1320.8 feet from the southwest
corner of said Section 10;

Under the terms of this easement, the right to cut danger trees is limited to a
strip of land 125 feet in width, on the northerly side of, and beyond the outside
limits of the right-of-way;



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 *20th* day of *August*, 1954.

Henry Kapp
Henry Kapp

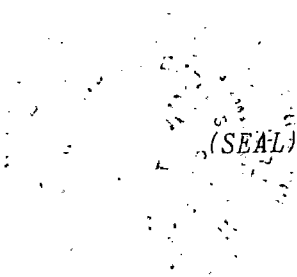
Erma M. Kapp
Erma M. Kapp

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

STATE OF Washington)
) ss:
COUNTY OF Skamania)

On the 11th day of June, 1954, personally came before me, a notary public in and for said County and State, the within-named HENRY KAPP AND ERMA M. KAPP, husband and wife,
to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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.



William H. Miller
Notary Public in and for the
State of Washington
Residing at Scamania
My commission expires: July 1, 1955

Unofficial Copy

STATE OF Washington)
) ss:
COUNTY OF Skamania)

I CERTIFY that the within instrument was received for the record on the 10 day of Sept, 1954, at 9-30 A.M., and recorded in book 38 on page 378, records of Deeds of said County.

Witness my hand and seal of County affixed.

John C. Wachtler, Auditor
By Chas. E. Rankin Deputy.

After recording, please return to:

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

flp