

As used herein, the plural shall include the singular, and the masculine gender, the feminine gender.

79383

QUITCLAIM DEED

TRACT: 2437
PROJECT: Bonneville Lock and Dam, Second Powerhouse Project

THIS INDENTURE, Made this _____ day of _____

BETWEEN VERNON E. SEAGER AND BEVERLY A. SEAGER, HUSBAND AND WIFE

party of the first part, and

THE UNITED STATES OF AMERICA

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

, party of the second part.

WITNESSETH, that said party of the first part, has devised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part and his heirs, and assigns forever, all the right, title, interest, claim and demand which the party of the first part has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Skamania State of Washington to-wit: All property including franchises located within the incorporated limits of the Town of North Bonneville and Tract 2544 as shown on Schedule "A" attached hereto and made a part hereof. Subject only to the rights as shown on Schedule "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances, thereunto belonging or in anywise appertaining, and all the estate right, title, or equity, to the only proper use, benefit and interest of the said party of the second part, his heirs and assigns, forever.

The true and actual consideration for this transfer is \$100.00

The foregoing statement is true as to verily testify.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Vernon E. Seager (SEAL)
VERNON E. SEAGER

Beverly A. Seager (SEAL)
BEVERLY A. SEAGER

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)



STATE OF WASHINGTON)
COUNTY OF GRAMIER)

On the 5th day of JUNE, 1975, personally
came before me, as Notary Public in and for said County and State, the
within named VERNON E. SEAGER AND BEVERLY A. SEAGER, 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 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,

Kathleen J. [Signature]

Notary Public in and for the
State of WASHINGTON

(SEAL)

My Commission Expires SEP 21, 1977

SCHEDULE "A"

Tract 2544

A tract of land situated in Section 21 and the Southeast quarter of the Southeast quarter of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of the Evergreen Highway (State Highway No. 14), said point being 320.00 feet West of the East line of said Section 21; thence North 1,650.00 feet; thence West 548.00 feet; thence South to the Northerly right-of-way line of said highway; thence Easterly along the Northerly right-of-way line of said highway to the point of beginning.

Also including one-half of the adjacent streets and alleys.

The tract of land herein described contains 20.51 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2544,
BONNEVILLE LOCK AND DAM
LAKE BONNEVILLE

D. A. Brown, et al

SCHEDULE "B"

Subject only to the following rights outstanding in third parties, namely:

Existing easements for public roads and highways, public utilities, railroads and pipelines, and

Reservations contained in patents from the United States of America.

Excepting and Reserving to the Vendor the right to remove the following buildings and improvements:

All buildings, improvements and equipment including cables on or before 1 April 1976. In the event that the said buildings and improvements are not completely removed on or before said date, the right of removal shall terminate automatically and the United States shall have a good and indefeasible title to said buildings and improvements which remain, without notice to the Vendor. Together with a right to set off from reserved building value, the cost of cleaning up portions of said buildings or improvements not removed.

Also, reserving to the Vendor, or his tenant now in possession of the property, in consideration of the protection and maintenance of the land, to which the Vendor hereby agrees, reserves the right to occupy until 1 April 1976 that portion of the lands herein described upon which said buildings and improvements are now situated. Such occupancy is subject to revocation by the District Engineer, Portland District, or his authorized representative, at any time upon giving 90 days notice in writing to the occupant if possession of the property is required by the United States prior to the expiration of the occupancy date above set forth.

It is the specific intention of Grantors to reserve possession, ownership and right to remove property that Grantors and/or Gorge Cablevision owns as of the date of this deed consisting of all improvements and equipment located on Tract 2437, Bonneville Lock and Dam, Second Powerhouse Project of U. S. Army, Corps of Engineers, and T V cable and equipment located within the boundary of the herein described real property only.

Intention of the Grantors in granting all rights to the franchise aforesaid is to terminate them on or before 1 April 1976 insofar as they apply to the within described real property.