

80688

BOOK 69 PAGE 376

Bonneville Lock and Dam
Project Second Powerhouse

Tract No. 2807

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-TWO THOUSAND AND NO/100

DOLLARS

(\$ 82,000.00) in hand paid, receipt of which is hereby acknowledged

I, Faye A. Lauterbach, a widow,

have ~~been~~ granted, bargained, and sold and by these presents do ~~hereby~~ hereby grant, bargain, sell and convey unto the UNITED STATES OF AMERICA and its assigns all the bounded and described real property situate in the County of Skamania in the State of Washington as shown on Schedule "A" attached hereto and made part hereof.

Subject only to rights outstanding in third parties and reservations, as shown on Schedule "B" attached hereto and made part hereof together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described and granted premises unto the UNITED STATES OF AMERICA and its assigns, forever. I covenant to and with the above named grantee and its assigns that I am lawfully seized and possessed of the above granted premises in fee; have a good and lawful right and power to sell and convey the same; that the same are free and clear of all encumbrances except as above noted, and that I will and my 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.

AND FURTHER, for the consideration aforesaid, I, the grantor ~~and~~ above named hereby convey ~~and~~ quitclaim unto the said UNITED STATES OF AMERICA and its assigns, all right, title and interest which I may have in and to the banks, beds and waters of any streams opposite to or fronting upon the lands above described and in any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land and in any means of ingress or egress appurtenant thereto.

The true and actual consideration for this transfer is EIGHTY-TWO THOUSAND AND NO/100 (\$82,000.00). The foregoing recital of consideration is true as I verily believe.

No. 3464
TRANSACTION EXCISE TAX

WITNESS our hands and seals this 14 day of August, 1975.

AUG 14 1975

Faye A. Lauterbach
FAYE A. LAUTERBACH

Amount Paid 82,000.00
Skamania County Treasurer
By [Signature]

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

On the 14 day of August, 1975, personally came before me, as Notary Public in and for said County and State, the within named Faye A. Lauterbach, 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 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.

Unofficial Copy

Richard J. Salvoen

Notary Public in and for the State of Washington

My Commission Expires 9/21/78

(SEAL)
1975

SCHEDULE "A"

Tract 2807

A tract of land situated in the B. B. Bishop Donation Land Claim No. 39 being also a portion of Section 21, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

Commencing at the intersection of the Southwesterly limit of said B. B. Bishop D. L. C. No. 39 in Section 21, with the meander line on the North bank of the Columbia River; thence along the Southwesterly limit of said B. B. Bishop D. L. C. No. 39 969.91 feet to the intersection of said limit with the Southerly line of that certain tract of land described in Parcel "A" in that certain deed conveyed to the United States of America, recorded on June 13, 1934, in Book "X" at page 535 of the deed records of Skamania County, Washington; thence North 61°10'00" East 792.79 feet following the Southerly line of said tract so conveyed to the United States of America to a point where said Southerly line of such tract is intersected by a line drawn parallel to said Southwesterly limit of said B. B. Bishop D. L. C. No. 39 and 675.00 feet Northeasterly therefrom measured at right angles thereto; thence South 45°00'00" East along said line which is 675.00 feet distant Northeasterly from the Southwesterly line of said B. B. Bishop D. L. C. 300.00 feet to the point of beginning; thence South 45°00'00" East along said line to the ordinary low water line on the Northerly bank of the Columbia River; thence upstream along the ordinary low water line on the Northerly bank of the Columbia River a distance of 100.00 feet; thence North 45°00'00" West to a point North 61°10'00" East from the initial point; thence South 61°10'00" West to the point of beginning.

The tract of land herein described contains 1.70 acres, more or less.

NAME AND ADDRESS OF PURPORTED
OWNER(S) FOR TRACT 2807,
BONNEVILLE LOCK AND DAM
(LAKE BONNEVILLE)

Jerry L. Randall, 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 house and improvements on or before 1 January 1976. In the event that the said building 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 building 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 December 1975 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.