

80865

## TIMBER DEED

THIS INDENTURE, made this 26 day of August, 1975, by and between DEAN VOGT and LOIS VOGT, husband and wife, hereinafter referred to as the "Grantor", and COLUMBIA VISTA CORPORATION, a Washington corporation hereinafter referred to as the "Grantee".

W I T N E S S E T H:

WHEREAS, Grantor is the owner of timber situated on real property hereinafter described, and

WHEREAS, Grantor has agreed to sell said timber to the Grantee,

NOW, THEREFORE, for and in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000.00), the receipt of which is hereby acknowledged, the Grantor has this day granted, sold and conveyed unto the Grantee and its successors and assigns, forever, all of the merchantable live conifer timber and merchantable dead timber standing or fallen, or situated or hereafter situated on the following described real property, to-wit:

Situated in Skamania County, Washington, and being: The southwest quarter of Section 32, Township 2 North, Range 6 east of the Willamette Meridian.

Grantor warrants to Grantee that Grantor has title to said timber, and Grantee shall have the quiet enjoyment and possession of the property conveyed hereby. The Grantee shall have free and uninterrupted ingress and egress over said real property, including the right to build and maintain roads on, to or across said land, as reasonably required for the purpose of transporting said timber therefrom, and shall have the free and uninterrupted possession of said real property during the time of this indenture for such purposes as are reasonably related to the removal of said timber, and to this end should be regarded as the holder of said land, to sue for and recover the same from



all persons whatever, holding or attempting to hold the same; provided, the said Grantor, its heirs or legal assigns, may retain such possession of said land at all times as will not interfere with the rights of the Grantee under this Deed for the purpose aforesaid. It is further agreed that whenever said timber shall have been removed, the Grantor shall enter into full possession of said land at once, whether the time for removal has expired or not; and it is further agreed that the right of the Grantee under this Timber Deed shall cease and terminate at a time no later than one year from October 30, 1975. The grantee agrees to pursue a permit within seven days following the signing of this Agreement. The Grantor does hereby covenant with the Grantee and its successors and assigns that it will forever warrant and defend the title of said timber and the rights of the Grantee to remove the same against all lawful claims whatsoever. *HARVESTING SHALL COMMENCE NO LATER THAN OCT. 15, 1975*

The Grantee further covenants to pay all taxes assessed against the timber upon said real property, during the period of this Timber Deed. All taxes assessed against the real property of the Grantor (excepting the timber thereon) shall be paid by the Grantor. Any failure by the Grantor to pay any taxes or assessments levied against said property excepting those assumed by the Grantee, shall authorize the Grantee to pay the same, for which the Grantee shall have a lien on said real property to secure repayment of the same.

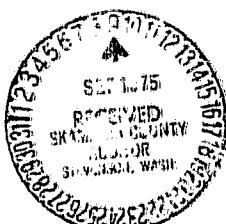
The Grantee will not be responsible for cleaning up or removing the slash or stumps that remain after logging. The Grantee agrees to meet state standards for fire trailing.

IN WITNESS WHEREOF, the parties have placed their hands and seals this 26th day of August, 1975.

GRANTEE:

COLUMBIA VISTA CORPORATION

By: Edwin H. Vogt  
Authorized Signature



GRANTORS:

Dean Vogt  
Dean Vogt

Lois Vogt  
Lois Vogt

LAW OFFICES OF  
Lundström, Mannich,  
Lundström, Kinniside, Mannich,  
Morse & Wilkinson, Inc., P. S.  
P. O. Box 1085  
1111 Broadway  
Vancouver, Wash. 98602  
(206) 467-1837

STATE OF WASHINGTON )  
County of Clark ) : ss.

On this day personally appeared before me Dean Vogt and Lois Vogt, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26<sup>th</sup> day  
of August, 1975.

NOTARY PUBLIC in and for the State of Washington, residing at Vancouver.

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TRANSACTION 50101 TAX