

91618

BOOK 79 PAGE 141

WARRANTY TIMBER DEED

The Grantor, MICHAEL ALBERTSON of 4611 N. E. 112th Street, Vancouver, Washington 98665, for and in consideration of \$22,500.00 in hand paid, conveys and warrants to PUBLISHERS FOREST PRODUCTS CO. OF WASHINGTON, a Washington corporation, Grantee, the following described real estate in Skamania County, Washington:

All timber, standing or lying, on the following described tract:

Beginning at a point 990 feet east of the north-west corner of the southwest quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian; thence south 1,231 feet; thence south 57° 7' east 163 feet; thence east 193 feet; thence south 130 feet; thence south 33° 52' east 343 feet; thence south 25° east 360 feet to a point on the north limits of the town of Manson; thence east 498 feet; thence north 10° east 563 feet; thence east 141 feet; thence north 10° west 174 feet; thence north 27° west 330 feet; thence north 74° 55' west 300 feet; thence north 64° 15' west 160 feet; thence north 49° 17' west 100 feet; thence north 41° 19' west 470 feet; thence north 14° 33' west 470 feet to a point on the line between the southwest and northwest quarter of said section; thence west 41.6 feet more or less to the point of beginning.

TOGETHER WITH A TEMPORARY, NONEXCLUSIVE EASEMENT to construct and use all logging roads and ways upon said premises above described, and to conduct upon said premises any and all logging operations which may be necessary, convenient or proper for the removal of the forest products hereby conveyed, and to use said roads for the logging and removal of the trees and logs hereby conveyed, as well as for the movement of any other logs owned or otherwise acquired by the Grantee in the same vicinity. This easement shall expire on the date stated in paragraph (2) hereinbelow.

This conveyance is made subject to the following terms and conditions:

- (1) Grantor expressly covenants to Grantee that no operations with respect to the above said timber stands are in violation of the Washington Forest Practices Act.

7903

No. _____
TRANSACTION EXCISE TAX

DEC 24 1980

Amount Paid \$225.00

Skamania County Treasurer

By _____



(2) Grantee shall complete the logging and removal of forest products hereby conveyed no later than midnight on November 30 1983, failing which any and all timber, trees or logs then standing or being on the premises above-described shall become forthwith the property of Grantor, his heirs and assigns.

(3) Grantor assumes full responsibility for any reforestation of the subject premises required by Washington law.

(4) Grantee shall pay only those taxes directly imposed on it pursuant to Washington law on account of the harvesting by Grantee of the above described timber during the time this deed is in force. Grantor covenants to pay all other taxes and assessments including, but not limited to any ad valorem real property taxes assessed to the land or timber described above for each year during which this deed is in force, any state tax imposed on this sale of real estate and any deferred taxes which are a lien against said timber and which become due and payable because of the sale of said timber to Grantee.

(5) Grantor understands that Grantee intends to merge with Publishers Paper Co., a Delaware corporation, on or about December 31, 1980 and that Publishers Paper Co. shall be the surviving corporation of such merger. Accordingly, all logging operations conducted pursuant to this instrument shall, unless the merger does not take place, be conducted by Publishers Paper Co. and references herein to "Grantee" shall include said Publishers Paper Co.

DATED this 22nd day of December 1980.

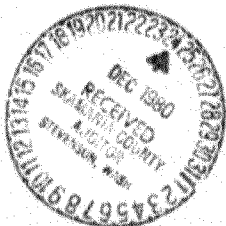

Michael Albertson

STATE OF WASHINGTON)
County of Clark) ss.
December 22, 1980

Personally appeared the above-named MICHAEL ALBERTSON and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Sherry L. Brandman
Notary Public for Oregon
My Commission expires: 12/31/82



91818

Registered
Indexed, Dir.
Indexed
Recorded
Filed

STATE OF WASHINGTON) ss.
COUNTY OF SKAMANIA)
I HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF WRITING, FILED BY
Kenneth Little
OF *Stevens, Wash.*
AT 11:20 A.M. 12-24-80
WAS RECORDED IN BOOK 77
AT PAGE 143
RECORDS OF SKAMANIA COUNTY, WASH.
E. McFarland
COUNTY AUDITOR
BY *E. McFarland*