

## DEED.

KNOW ALL MEN BY THESE PRESENTS, That BANKERS INVESTMENT COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Oregon, and having its principal place of business in the City of Portland, in said State of Oregon, for and in consideration of the sum of Ten (\$10.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto Mabel L. Smith, her heirs and assigns, all of that certain tract of land situated in the County of Skamania, State of Washington, and described as follows, to wit:

An undivided one half interest in and to the Southwest quarter (SW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) and also the Southwest quarter (SW $\frac{1}{4}$ ) of the Northwest quarter (NW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) all in section seventeen (17) Township three (3) North, Range eight (8) East of the Willamette Meridian, free, clear and unencumbered, except taxes. together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining ~~and~~ all of its right, title and interest, claim possession or demand of any kind whatsoever, whether at law or equity, of, in or to the above described premises and each and every part and parcel thereof.

It is further understood, covenanted and agreed that in order that the adjacent lands to the above property described may be hereafter platted and disposed of in tracts of ten acres each, and in order to provide in said tracts, among others, a public road thirty feet in width running east and west on the center line of said south half of the southwest quarter of said section seventeen, intercepting the now existing highway extending north and south along the center line of said section seventeen, this conveyance is made subject to said reservation for a highway; and whereas, there is now existing on the southeast quarter of the southwest quarter of the southwest quarter of said section seventeen, township three north, range eight east, W.M. a certain spring, and it is the purpose and intention of the grantor herein that the land above described and herein conveyed shall be accommodated by the waters from said spring in so far as the same can be done without expense, liability or burden upon said grantor it is understood and agreed that in so far as this grantor is concerned the purchasers of any ten acre tract located within said proposed plat shall be entitled to the use of said water from said spring in that proportion that his land bears to the said one hundred acres said grantee assuming any and all expense arising out of or in any way connected with the use of said water rights; and the grantee herein agrees to give said grantor and its assigns a right of way for pipe line over and across the property herein conveyed, for the purpose of accommodating other lands with said water rights in said tract of one hundred acres, it being understood that the grantor shall not in any way be liable to supply water nor for the results of said water rights or in any way responsible for any given quantity of water or otherwise.

TO HAVE AND TO HOLD THE SAME UNTO SAID Mabel L. Smith, her heirs, executors, administrators and assigns forever; and the said grantor, for itself, and its successors and assigns, hereby covenants with the grantee, her heirs, executors, administrators and assigns, that it will and its successors and assigns shall warrant and defend the above granted premises against its acts and deeds and all persons claiming by, from, through or under it, unto said grantee, her heirs, executors, administrators and assigns forever.