

DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON.

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Mabel J. Foster
 Skamania Co. Clerk-Auditor.

#21073

Mt. St. Helens Cons. Min. Co. to Y. M. C. A. of Portland, Ore.

Know all men by these presents, That Mt. St. Helens Consolidated Mining Company, a corporation under the laws of the State of Oregon, in consideration of Ten Dollars and other valuable considerations to it in hand paid by the Young Men's Christian Association of Portland, Oregon, a corporation under the laws of said state, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto said Young Men's Christian Association of Portland, Oregon, its successors and assigns forever, all that certain real property situated in the County of Skamania and State of Washington, in the East half of Section 1, Township 9 North, Range 5 East of the Willamette Meridian, described as follows:

Tract No. 1: Starting at a point on the north shore of Spirit Lake at the mouth of Coe Creek, from which said point the quarter section corner between section 6 in township 9 north, range 6 East, and Section 1, Township 9 north range 5 East, bears North 85° 20' East 813.2 feet; thence running north approximately along the course of the former channel of said Coe Creek 30° 29' East 1500 feet; thence West 2,094.9 feet to the west line of the property of said Mt. St. Helens Consolidated Mining Company; thence following the West line of said property south 1° 36' West 913.2 feet; thence north 87° 13' east 125.4 feet; thence following the west line of the property of said Mt. St. Helens Consolidated Mining Company South 30° 6' West 1546 feet; thence north 88° 28' East 517.7 feet to a point on the north shore of Spirit Lake; thence easterly along the lakeshore to the place of beginning; the meander courses and bearings being as follows: North 14° 24' East 249.8 feet; thence north 88° 28' East 286.6 feet; thence north 21° 15' East 571 feet; thence north 49° 47' East 327.7 feet; thence north 31° 35' East 340 feet; thence south 55° 48' East 614.5 feet to the place of beginning at the mouth of Coe Creek, containing approximately 61 acres, being all of the Cena Lode Claim, and parts of the Inez, Linnie, Ada, Mabel and Lakeside Lode Mining Claims in the South half of northeast quarter and north half of southeast quarter of Section 1, Township 9 north, range 5 East.

Also, the following additional tract lying east of and adjoining the said tract No. 1 above described, bounded as follows:

Tract No. 2: Starting at a point on the north shore of Spirit Lake at the mouth of Coe Creek, from which said point the quarter section corner between Section 6, in Township 9 North, Range 6 East, and Section 1, Township 9 north, range 5 East, bears north 85° 20' East 813.2 feet; running thence following the shore line of Spirit Lake according to the meander line thereof on a bearing south 61° 60' East 426 feet 4 inches to a fir stump about 20 feet above the shore line; thence north 27° 30' East 75 feet 3 inches to the Government trail; thence north 60° East 131 feet 6 inches; thence north 51° 20' East 214 feet 8 inches; thence north 38° 30' East 360 feet; thence north 37° 30' East 236 feet; thence north 36° East 195 feet; thence north 17° 10' West 104 feet; thence north 13° 30' east 296 feet 3 inches; thence north 14° west 63 feet; thence north 4° 50' West 156 feet; thence west 425 feet 5 inches to the northeast corner of tract No. 1; thence south 30° 29' West 1500 feet to the place of beginning; all said lands herein conveyed lying west of the Government Trail known as the Norway Trail.

Reserving to the grantor and its assigns the right and privilege hereafter in case it or its assigns shall desire to operate any of its mining properties lying north of the premises herein conveyed, to establish a road over and across said tract No. 2, being the parcel of land last above described, of such width as shall be necessary and convenient, and to establish, maintain and use a dock with all necessary docking facilities on the shore of Spirit Lake for use in connection with the hauling out of said ore and the hauling and transportation of material, machinery, supplies and equipment in connection with the working of said mines; provided, that the grantor or its assigns, as a condition to making use of said easement for a road and docking privileges, shall pay to the grantee herein any actual damages done in the opening of said road; said right of way and docking privilege to be in effect only as long as and while the same are being used in connection with the operation of said mining properties.

Together also with the privilege, so far as the Mt. St. Helens Consolidated Mining Company as riparian owner may have the right to grant the same or consent thereto, to take and divert the water of a creek flowing over and across the property of the said mining company, being that certain tributary of the said Coe creek flowing easterly into said Coe Creek approximately 2500 feet northerly from the northeasterly corner of the said tract above described and which is hereby conveyed, and to make use of the said water for domestic, irrigation and power purposes, and a right of way for a pipe line, ditch or flume over and across the property of the said Mt. St. Helens Consolidated Mining Company to carry the said water from such point of diversion on said creek as may be selected by the grantee or its assigns for the use and diversion of the said water, and the easements necessary and convenient to be used in connection.