

LAND PATENT

(The Title Deed By The Government)

Patent #327269, 2N-5E Sec. 25, Skamania County, Washington

I, Fred Nickel, bring up this land patent in my name. This is the legal description on the property that is under the above referenced Patent Number:

A parcel of land lying in Section 25, Township 2 North, Range 5 East, W.M., Skamania County, Washington and being that property described in that deed to Karl David Stenman and recored in Vancouver, Washington. The said parcel being described as follows:

West half of the southwest quarter of the northeast quarter of Section 25, Township 2 North, Range 5 East, W.M.

NOTICE AND EFFECT OF A LAND PATENT

A grant of land is a public law standing on the statute books of the State, and is notice to every subsequent purchaser under any conflicting sale made afterwards; Wineman vs. Gastrell, 54 FED. 819, 4 C.C.A. 596, 2 U.S. APP. 581.

A patent alone passes title to the Grantee; Wilcox vs. Jackson, 13 PET 9 (U.S.) 498, 10 L.ED. 264.

Where the United States has parted with title by a patent legally issued, and upon surveyys legally made by itself and approved by the proper department, the title so granted cannot be impaired by any subsequent survey made by the government for its own purposes; Cage vs. Danks, 13, LA, ANN, 128.

LAND TITLE AND TRANSFER

The existing system of land transfer is a long and tedious process involving the observance of many formalities and technicalities, a failure to observe any one of which may defeat title. Even where these have been most carefully complied with, and where the title has been traced to its source, the purchaser must but at his peril, there always being, in spite of the utmost care and expenditure, the possibility that his title may turn out bad; Yeakie, Torrens System 209. If this land patent is not challenged within sixty days (60), in a court of law by someone, or by the government, it then becomes my property, as no one has followed the proper steps to get legal title, the final certificate or receipt acknowledging the payment in full by a homesteader or pre-emptor is not in legal effect a conveyance of land; U.S. vs Steenerson, 50 FED 504, 1 C.C.A. 552, 4 U.S. APP 332.

A land patent is conclusive evidence that the patent has complied with the act of Congress as concerns Improvements on the land, etc.; Jenkins vs. Gibson, 3 LA ANN 203.

AFFIDAVIT

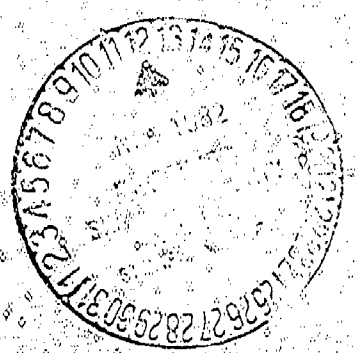
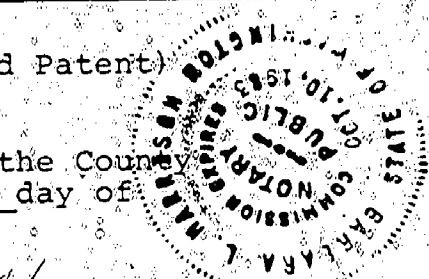
I, Fred Nickel, do state that the above court citings are true, dated this 12 day of November 1982.

X Fred Nickel  
Fred Nickel  
(Claimant of Land Patent)

Subscribed to, before me, a Notary Public, in and for the County of Clark, State of Washington, on this 12 day of November 1982.

X Barbara L. Harrison  
Notary Public

My Commission expires on 10-10-83





United States Department of the Interior

(952)

BUREAU OF LAND MANAGEMENT

OREGON STATE OFFICE  
P.O. Box 2965 (729 NE Oregon Street)  
Portland, Oregon 97208

April 13, 1982  
(Date)

TO WHOM IT MAY CONCERN:

I HEREBY CERTIFY That the attached reproduction is a copy of a document  
on file in this office.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and caused the  
seal of this office to be affixed on the above day and year.

  
(Authorized Signature)

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Form 1270-1  
(May 1976)

# The United States of America.

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at **Vancouver, Washington,**  
has been deposited in the General Land Office, whereby it appears that full payment has been made by the claimant  
**Karl David Stammen**  
according to the provisions of the Act of Congress of April 24, 1820, entitled "An Act making further provision for the  
sale of the Public Lands and the acts supplemental thereto, for the southwest quarter of the north-  
east quarter, the northwest quarter of the southeast quarter, and the north  
half of the southwest quarter of Section twenty-five in Township two north  
of Range five east of the Willamette Meridian, Washington, containing one  
hundred sixty acres,

according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General.

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of  
Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said  
claimant and to the heirs of the said claimant, the Tract above described; TO HAVE AND TO HOLD the same, together with all the  
rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and  
assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other  
purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local  
customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals  
constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, **Woodrow Wilson**

President of the United States of America, have caused these letters to be made  
Patent, and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the **NINETEENTH**

(SEAL)

day of **APRIL** in the year of our Lord one thousand  
nine hundred and **THIRTEEN** and of the Independence of the  
United States the one hundred and **THIRTY-SEVENTH.**

By the President:

By

*Woodrow Wilson*

*M. O. LeRoy*

Secretary.

*John O'Connell*  
Acting Recorder of the General Land Office.  
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