

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAY 19 11 51 AM '94

P. Xavery
AUDITOR

GARY H. OLSON

BOOK 443 PAGE 224

119464

TIMBER DEED

Stephen L. Ziegler and Colleen Ziegler, husband and wife, Grantors, do hereby convey and specially warrant the title to timber described herein, and will defend the same against the lawful claims of all persons, to Ronald D. Clark and Roy S. Ostroski, Grantees, all of the timber situated, standing, and down upon the following described land owned by the Grantors:

Legal Description of Timber Deed Area: A tract of land in the Southwest Quarter of the Southeast Quarter of Section 16, Township 3 North, Range 10, EWM, in the County of Skamania, State of Washington, described as follows: Lot 1 of the Stephen Ziegler Short Plat, recorded in Book 3 of Short Plats, Page 227, also recorded in Book 3 of Short Plats, Page 230, Skamania County Records.

Consideration: Grantees shall pay Grantors upon execution of this Timber Deed a lump sum payment of Seventy four thousand and no/100 Dollars (\$ 74,000.00).

Inspection: Grantors make no warranty or representation as to the suitability, quality, or quantity of any timber covered hereby, or as to the conditions under which it must be logged. Grantees acknowledge that they have inspected and satisfied themselves as to the condition of such timber and land.

Duration of Timber Deed: The timber herein sold shall be cut and removed on or before December 31, 1994, unless written extension of time is granted. Any timber not so cut and removed shall revert to Grantors, and Grantees shall have no further interest therein or to any rights herein granted.

Insurance: Grantees hereby agree to hold and save Grantors harmless from any and all claims by reason of the cutting and removal of the timber, including fire suppression costs, and including claims for property or bodily injury or death. Prior to cutting, Grantees shall secure a policy providing comprehensive general liability insurance coverage, including loggers broad form property damage insuring Grantors and the Grantees against any such loss or damage with coverage of not less than One Hundred Thousand Dollars (\$100,000).

Comprehensive General Liability: Comprehensive general liability shall include contractual liability coverage with limits of not less than Two Hundred and Fifty Thousand Dollars (\$250,000) per person and Five Hundred Thousand Dollars (\$500,000) per occurrence personal injury and Five Hundred Thousand Dollars (\$500,000) property damage, or combined single limit coverage of Five Hundred Thousand Dollars (\$500,000).

016596
REAL ESTATE EXCISE TAX

TIMBER DEED - 1

PAID 947.20
Of Deputy
SKAMANIA COUNTY TREASURER

Registered
Recorded
Index
Filed

Glenda J. Kimmel, Skamania County Auditor
By: *JK* Parcel # 3-10-16-1102