



After Recording Return to:
PacifiCorp
C/O Jerald Nielsen PSB 1000
920 S.W. Sixth Ave.
Portland, Oregon 97204

123127

EASEMENT

BOOK 151 PAGE 984

The Grantors, EDWARD G. GROVE and ROSE ANN GROVE, husband and wife, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, do hereby convey and warrant to PacifiCorp, an Oregon corporation, and its successors and assigns, hereinafter "Grantee," an appurtenant easement to use an existing road upon, over and across the following described land owned by Grantors within Skamania County, Washington, to wit:

Northeast one-quarter of Section 15, Township 3 North, Range 10 East, Willamette Meridian.

Location of the Easement. The land constituting the easement extends across the above described land and is particularly described as follows:

Said easement and right of way is 20 feet wide as shown on attached Exhibit "A," by this reference made a part hereof:

Beginning at a point on the South line of the Northeast one-quarter of Section 15, Township 3 North, Range 10 East, of the Willamette Meridian, bearing South 89° 52' 30" West, 1293.59 feet from the Southeast corner of said Section;

Thence North 01° 03' 46" East, 2590.21 feet to the North line of said Section;

Thence along said North line, North 89° 21' 25" West, 650.12 feet;

Thence South 00° 59' 12" West, 1806.86 feet;

Thence North 89° 52' 30" East, 165.00 feet;

Thence South 00° 59' 12" West, 792.00 feet to a point which bears South 89° 52' 30" West from the POINT OF BEGINNING;

Thence North 89° 52' 30" East, 481.79 feet to the POINT OF BEGINNING.

Contains 35.6 acres.

EXCEPT that portion of Lot 1 of Ed Grove short plat recorded July 25, 1991 in Book 3 of Short Plats at Page 197, Records of Skamania County, Washington.

Property Benefitted by the Easement. The easement shall be appurtenant to and for the benefit of the following described real property:

All of the Southeast quarter of the Southeast quarter of Section 10, Township 3 North of Range 10 East of Willamette Meridian and the Northeast quarter of the Northeast quarter of Section 15 in Township 3 North, Range 10 East, Willamette Meridian, containing forty (40) acres, more or less.

Grantors represent that they have an interest in the easement conveyed herein, which is warrantable, and they acknowledge that the easement conveyed herein covers present and/or after acquired title.

Grantee's Right to Use. The Grantee shall have the right to use the easement for construction, operation, maintenance and repair of said road for company-related vehicular and pedestrian access to the real property benefitted by the easement.

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Reg. Return ☒
Indexed. Eir ☒
Indirect ☒
Filmed ☐
Voted ☐

Page 1

Cory M. Smith, Skamania County Auditor
Date 9/29/95 Parcel # 3-10-15-200

Old 49-25

BOOK 151 PAGE 985

Grantors' Right to Use. The Grantors shall have the right to use the easement for purposes which will not interfere with the Grantee's full use and enjoyment of Grantee's rights granted by this easement.

Ownership of Improvements. All improvements made by the Grantee shall remain the property of the Grantee, removable at Grantee's option.

Gate. Grantee shall have the right to maintain and keep locked at all times with a lock of its choosing, a gate across the road easement hereby granted, and thereby to deny access thereto to any person at any time, provided that Grantee shall be provided with separate lock in order that Grantors may use said road for access to the lands of Grantors. Grantors may, at their option, install their own lock in the chain on the gate.

The gate shall be installed and maintained by Grantee at a point within 50' of Orchard Lane on said road, or at such other point on said easement as Grantors and Grantee shall mutually select. The intent is to control unauthorized vehicular traffic north on said road.

Grantee shall coordinate with Grantors to insure that said gate is kept closed at all times; excepting during active logging or timber management operations on behalf of either Grantee or Grantors, or in the furtherance of Grantee's utility operations in connection with Grantee's Hydroelectric Project.

All rights herein granted shall cease when said road has not been used by Grantee for a period of two years, and has stated its intent to abandon said road.

Dated this 1 day of August, 1995.

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Pacificorp*

AUG 23 12 40 PM '95
J. Olsson
AUDITOR
GARY H. OLSON

Holders of that certain Quitclaim Deed dated April 11, 1985, recorded in Book 84, Page 682, Skamania County, Washington

Edward G. Grove
Edward G. Grove

Rose Ann Grove
Rose Ann Grove
651 Orchard Drive
Underwood, WA 98651 (509) 493-2863

PA
REAL ESTATE EXCISE TAX

AUG 23 1995

PAID NA

John
SKAMANIA COUNTY TREASURER

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BOOK 151 PAGE 986

STATE OF WASHINGTON)

County of Clallam)
)



This instrument was acknowledged before me on Aug 1, 1995, by Edward
Brum

Judy A. Fink
Notary Public
My commission expires 08-25, 1998

STATE OF WASHINGTON)

County of Clallam)
)

This instrument was acknowledged before me on Aug 1, 1995 by Rose Ann
Brum

Judy A. Fink
Notary Public
My commission expires 08-25, 1998



