



**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX: 509 427-4839

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Roger Erickson*

APR 17 9 08 AM '96

P. Larry
AUDITOR

GARY H. OLSON

BOOK 156 PAGE 607

125039

Director's Decision

APPLICANT: Louis and Eileen Jansky
FILE NO.: NSA-95-106
PROJECT: Construction of a 700 square foot addition on the side of an existing dwelling.
LOCATION: Located on Skamania Landing Road, in Section 35 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-35-23-600.
ZONING: Residential (R-10)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Louis and Eileen Jansky, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) The building footer for the addition shall be no closer to the top of the existing bank/bluff than 12 feet. No decking or impermeable ground covering surfaces, such as a concrete patio, shall be placed south of the structure.

If a deck or patio is desired on the south side of the addition then the addition shall

Reg. status ☒
Indexed, BIR ☒
Indirect ☒
Filed ☐
Aided ☐

BOOK 156 PAGE 609

Skamania County Planning and Community Development
File: NSA-95-106 (Jansky) Director's Decision
Page 3

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office

(c) PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay the sum of \$ 66,320.00 as follows:
 \$ 519.78 or more at buyer's option on or before the 17TH day of OCTOBER
1996, INCLUDING interest from 04/17/96 at the rate of 9.0000 % per annum on the
 declining balance thereof; and a like amount or more on or before the 17TH day of each and every
 MONTH thereafter until paid in full.

Note: Fill in the date in the following two lines only if there is an early cash out date.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL NOT LATER THAN
APRIL 17, 1998.

Payments are applied first to interest and then to principal. Payments shall be made at

FIRST INTERSTATE BANK-WASHOUGAL BRANCH

or such other place as the Seller may hereafter indicate in writing.

5. FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS. If Buyer fails to make any payments on assumed obligation(s), Seller may give written notice to Buyer that unless Buyer makes the delinquent payment(s) within fifteen (15) days, Seller will make the payment(s), together with any late charge, additional interest, penalties, and costs assessed by the Holder of the assumed obligation(s). The 15-day period may be shortened to avoid the exercise of any remedy by the holder of the assumed obligation. Buyer shall immediately after such payment by Seller reimburse Seller for the amount of such payment plus a late charge equal to five percent (5%) of the amount so paid plus all costs and attorneys' fees incurred by Seller in connection with making such payment.

6. (a) OBLIGATIONS TO BE PAID BY SELLER. The Seller agrees to continue to pay from payments received hereunder the following obligation, which obligation must be paid in full when Buyer pays the purchase price in full:

That certain NA dated recorded as AF#

ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM.

(b) EQUITY OF SELLER PAID IN FULL. If the balance owed the Seller on the purchase price herein becomes equal to the balances owed on prior encumbrances being paid by Seller, Buyer will be deemed to have assumed said encumbrances as of that date. Buyer shall thereafter make payments direct to the holders of said encumbrances and make no further payments to Seller. Seller shall at that time deliver to Buyer a fulfillment deed in accordance with the provisions of Paragraph 8.

(c) FAILURE OF SELLER TO MAKE PAYMENTS ON PRIOR ENCUMBRANCES. If Seller fails to make any payments on any prior encumbrance, Buyer may give written notice to Seller that unless Seller makes the delinquent payments within 15 days, Buyer will make the payments together with any late charge, additional interest, penalties, and costs assessed by the holder of the prior encumbrance. The 15-day period may be shortened to avoid the exercise of any remedy by the holder of the prior encumbrance. Buyer may deduct the amounts so paid plus a late charge of 5% of the amount so paid and any attorney's fees and costs incurred by Buyer in connection with the delinquency from payments next becoming due Seller on the purchase price. In the event Buyer makes such delinquent payments on three occasions, Buyer shall have the right to make all payments due thereafter direct to the holder of such prior encumbrance and deduct the then balance owing on such prior encumbrance from the then balance owing on the purchase price and reduce periodic payments on the balance due Seller by the payments called for in such prior encumbrance as such payments become due.

7. OTHER ENCUMBRANCES AGAINST THE PROPERTY. The property is subject to encumbrances including the following listed tenancies, easements, restrictions and reservations in addition to the obligations assumed by Buyer and the obligations being paid by Seller:

1. EASEMENT FOR INGRESS, EGRESS AND UTILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 23, 1972, IN BOOK 64, PAGE 372, SKAMANIA COUNTY DEED RECORDS.
2. EASEMENT FOR INGRESS, EGRESS AND UTILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 5, 1981, IN BOOK 79, PAGE 431.
3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 28, 1978, IN BOOK 75, PAGE 431.

ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM.

8. FULFILLMENT DEED. Upon payment of all amounts due Seller, Seller agrees to deliver to Buyer a Statutory Warranty Deed in fulfillment of this Contract. The covenants of Warranty in said deed shall not apply to any encumbrances assumed by Buyer or to defects in title arising subsequent to the date of this Contract by, through or under persons other than the Seller herein. Any personal property included in the sale shall be included in the fulfillment deed.

9. LATE CHARGES. If any payment on the purchase price is not made within ten (10) days after the date it is due, Buyer agrees to pay a late charge equal to 5% of the amount of such payment. Such late payment charge shall be in addition to all other remedies available to Seller and the first amounts received from Buyer after such late charges are due shall be applied to the late charges.

10. NO ADVERSE EFFECT ON PRIOR ENCUMBRANCES. Seller warrants that entry into this Contract will not cause in any prior encumbrance (a) a breach, (b) accelerated payments, or (c) an increased interest rate; unless (a), (b) or (c) has been consented to by Buyer in writing.

11. POSSESSION. Buyer is entitled to possession of the property from and after the date of this Contract, or ON CLOSING, whichever is later, subject to any tenancies described in Paragraph 7.

12. TAXES, ASSESSMENTS AND UTILITY LIENS. Buyer agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract Buyer may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Buyer agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract. If real estate taxes and penalties are assessed against the property subsequent to date of this Contract because of a change in use prior to the date of this Contract for Open Space, Farm, Agricultural or Timber classifications approved by the County or because of a Senior Citizen's Declaration to Defer Property Taxes filed prior to the date of this Contract, Buyer may demand in writing payment of such taxes and penalties within 30 days. If payment is not made, Buyer may pay and deduct the amount thereof plus 5% penalty from the payments next becoming due Seller under the Contract.

13. INSURANCE. Buyer agrees to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Buyer plus the balance due Seller, or full insurable value, whichever is lower. All policies shall be held by the Seller and be in such companies as the Seller may approve and have loss payable first to any holders of underlying encumbrances, then to Seller as their interests may appear and then to Buyer. Buyer may within 30 days after loss negotiate a contract to substantially restore the premises to their condition before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless the underlying encumbrances provide otherwise. Otherwise the amount collected under any insurance policy shall be applied upon any amounts due hereunder in such order as the Seller shall determine. In the event of forfeiture, all rights of Buyer in insurance policies then in force shall pass to Seller.

30. **OPTIONAL PROVISION -- DUE ON SALE.** If Buyer, without written consent of Seller, (a) conveys, (b) sells, (c) leases, (d) assigns, (e) contracts to convey, sell, lease or assign, (f) grants an option to buy the property, (g) permits a foreclosure or trustee or sheriff's sale of any of the Buyer's interest in the property or this Contract, Seller may at any time thereafter either raise the interest rate on the balance of the purchase price or declare the entire balance of the purchase price due and payable. If one or more of the entities comprising the Buyer is a corporation, any transfer or successive transfers in the nature of items (a) through (g) above of 49% or more of the outstanding capital stock shall enable Seller to take the above action. A lease of less than 3 years (including options for renewals), a transfer to a spouse or child of Buyer, a transfer incident to a marriage dissolution or condemnation, and a transfer by inheritance will not enable Seller to take any action pursuant to this Paragraph; provided the transferee other than a condemnor agrees in writing that the provisions of this paragraph apply to any subsequent transaction involving the property entered into by the transferee.

SELLER: PR
INITIALS: DR
BUYER: Diana Trece

31. **OPTIONAL PROVISION -- PRE-PAYMENT PENALTIES ON PRIOR ENCUMBRANCES.** If buyer elects to make payments in excess of the minimum required payments on the purchase price herein, and Seller, because of such prepayments, incurs prepayment penalties on prior encumbrances, Buyer agrees to forthwith pay Seller the amount of such penalties in addition to payments on the purchase price.

SELLER: _____
INITIALS: _____
BUYER: _____

32. **OPTIONAL PROVISION -- PERIODIC PAYMENTS ON TAXES AND INSURANCE.** In addition to the periodic payments on the purchase price, Buyer agrees to pay Seller such portion of the real estate taxes and assessments and fire insurance premium as will approximately total the amount due during the current year based on Seller's reasonable estimate.

The payments during the current year shall be \$ _____ per _____
Such "reserve" payments from Buyer shall not accrue interest. Seller shall pay when due all real estate taxes and insurance premiums, if any, and debit the amounts so paid to the reserve account. Buyer and Seller shall adjust the reserve account in April of each year to reflect excess or deficit balances and changed costs. Buyer agrees to bring the reserve account balance to a minimum of \$10 at the time of adjustment.

SELLER: _____
INITIALS: _____
BUYER: _____

33. **ADDENDA.** Any addenda attached hereto are a part of this Contract.

34. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement of the parties and supersedes all prior agreements and understandings, written or oral. This Contract may be amended only in writing executed by Seller and Buyer.

IN WITNESS WHEREOF the parties have signed and sealed this Contract the day and year first above written.

SELLER: James Robson
JAMES ROBSON
Patricia Kincaid
PATRICIA KINCAID
BUYER: David Trece
DAVID TRECE
Diana Trece
DIANA TRECE

ATTACH TO REAL ESTATE CONTRACT

STATE OF WASHINGTON, }
County of CLARK } ss.

I hereby certify that I know or have satisfactory evidence that JAMES ROBSON AND PATRICIA KINCAID is the person who appeared before me, and said person acknowledged that (They) signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: APRIL 15, 1996

LESLIE J. DE FREES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 1, 1998

Leslie J. DeFrees
Notary Public in and for the State of Washington,
residing at Battle Ground
LESLIE J. DEFREES
My appointment expires 3-1-98

BOOK 156 PAGE 629

1 such time as the agreement has been executed by all interested
2 parties, the assets will be promptly distributed and the Estate
3 closed.

4 The Personal Representative submits that it is necessary
5 that the Estate remain open so he has the authority to act on
6 behalf of the Estate until the agreement discussed above has been
7 finalized and the assets have been transferred.

8 For the reasons set forth above, this Estate should
9 remain open until such time as a Declaration of Completion of
10 Probate is filed herein.

11 DATED: April 16, 1996.

12 GORES & BLAIS

13 Robert H. Blais
14 Robert H. Blais, WSHA No. 10977
15 Attorneys for Personal Representative
16
17
18
19
20
21
22
23
24
25

Response to Presiding Judge's Letter
Re Open Estate (Clerk's Action
Required) - 2
h:\probate\1953\also2212.res

GORES & BLAIS, P.S.

Suite 2700
1420 Fifth Avenue
Seattle WA 98101-2314
(206) 628-2828

BOOK 156 PAGE 630

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

In the Matter of the Estate) NO. 85-4-03544-2
of)
SELMA E. OLSON,) INVENTORY
Deceased.) DATE OF DEATH: 09/10/85

I, the Personal Representative of the above estate,
solemnly affirm that the within is a true Inventory of all of the
property of the above estate subject to the jurisdiction of this
court which has come into my possession or knowledge, including a
statement of all encumbrances, liens or other secured charges
against any item.

CERTIFICATE

I certify under penalty of perjury under the laws of the
State of Washington that the foregoing is true and correct.

DATED: _____, 1996 at Seattle, Washington.

Arnold S. Olson
Personal Representative

Inventory
h:\probate\3953\olson001.inv

GORES & BLAIS, P.S.
Suite 2700
1420 Fifth Avenue
Seattle WA 98101-2314
(206) 628-2828

BOOK 156 PAGE 632

INVENTORY (contd.)
Estate of Selma R. Olson

C. MORTGAGES, NOTES AND CASH

1. Note receivable due from Stan Boreson in the original principal amount of \$20,000, together with interest at the rate of prime plus two percent
2. Note receivable due from Jim Musser in the original principal amount of \$20,000, together with interest at the rate of prime plus two percent
3. Note receivable due from Maker Old in the original principal amount of \$20,000, together with interest at the rate of prime plus two percent
4. Contract receivable due from sale of Mount Hull Ranches
5. Contract receivable due from sale of Tunk Mountain property
6. Accounts receivable due from Ole & Charlie's Dry Dock Co.
7. Commercial Bank of Renton, Account No. 13168265
8. Rainier Bank, Savings Account No. 0780071340
9. Rainier Bank, Money Market Certificate 070002540
10. Rainier Bank Bill No. 1092095001

D. MISCELLANEOUS

1. Miscellaneous household furniture and furnishings
2. Art
3. Furs
4. 1984 Ford Thunderbird
5. 1966 Cadillac
6. An undivided 25 percent interest in Roosevelt Lake Ranch, a Washington partnership

Inventory - 2
h:\probate\1953\olson1901.inv

BOOK 156 PAGE 634

FILED

65 OCT 16 P 2 54

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

Estate of

SELMA E. OLSON

Probate

85-4-03544-2
ORDER PROBATING WILL AND
CONFIRMING EXPR

Deceased

(RCW 11.20.020)

I. HEARING

1.1 Date: October 2, 1985

1.2 Purpose. To establish and probate the document(s) offered as the will of the decedent, executed on 8/6/82 at Kent, WA

1.3 Appearances. Appearances on behalf of the petition were made by, Arnold S. Olson

1.4 Evidence. In addition to the verified application and the offered will, testimony was given ☐ by affidavit and/or ☐ in open court which was reduced to writing and certified by the court. Other evidence included.

II. FINDINGS

On the basis of the Evidence the court finds:

2.1 Jurisdiction. Decedent died on 9/10/85 was a resident of Seattle King County, Washington and left property in the state of Washington subject to probate.

2.2 Competency. Decedent was legally competent to execute the offered will on the date executed.

2.3 Execution. The offered will was executed in the mode prescribed by law and, and provides that the executor-personal representative (EXPR) may serve ☒ with nonintervention powers (NPs) and ☐ without bond.

2.4 ExPR. The person named in the will as ExPR is legally qualified to act as the personal representative of the estate.

III. ORDER

On the basis of the Evidence and Findings, it is ORDERED:

3.1 Establishment. The offered will is established as the last will of the decedent.

3.2 Probate. The established will is admitted to probate.

3.3 ExPR. Arnold S. Olson is confirmed as ExPR, and upon filing an oath, shall be issued letters testamentary and/or a certificate of qualification and may serve without bond.

3.4 Nonintervention. The ExPR may administer the estate without further intervention of the court only after obtaining and entering an order confirming NPs.

Dated: Oct 16, 1985

Presented and approved by:

James P. Curran
Attorney(s) for Estate

Judge/Commissioner
COURT COMMISSIONER

Curran, Kiewen & Johnson, P. S.
213 - 4th Ave. So.
Kent, WA 98032
852-2345

Order Probating Will
04-17-1996 12:30PM

206 223 1163

P.15

BOOK 156 PAGE 636

2.2 My estate shall be administered by my above-named executor without the intervention of any court, and with all powers granted herein and by law to a personal representative acting with nonintervention powers.

2.3 In addition, if my executor is a corporate executor, then during the administration of my estate, it shall have all management and distributive powers and discretions provided by this Will and by law to my trustee.

2.4 The powers given to my Executor may be exercised whether or not necessary for the administration of my estate.

2.5 If my husband at any time declines, fails or is unable to act as Executor, I appoint DONALD S. OLSON as my Executor with all the power, authority and discretion given above.

ARTICLE III. SPECIFIC BEQUESTS AND DEVISES

3.1 Specific Bequest/Devise. I give to my husband, provided he survives me by thirty (30) days:

Usual
3.1.1 All of my interest in and title to any real property used by us for either all year or seasonal residence purposes, and my interest in any policy of property or liability insurance covering such property.

3.1.2 My community interest in any bank or savings and loan account held in the name of my husband alone and any U.S. Savings Bonds registered in his name alone.

3.1.3 Any interest I may have in and to any policy of insurance upon his life or the lives of our children.

RRAN, KLEWENO, JOHNSON & CURRAN
219 4TH AVENUE SOUTH
P. O. BOX 1128
KEYT, WASHINGTON 98001
(206) 882-2345

S
SELMA E. OLSON

04-17-1996 12:25PM

206 223 1163

P.05

BOOK 156 PAGE 638

death tax credit (provided the use of this credit does not require an increase in any state death taxes paid) allowable to my estate but no other credit and after taking into account property disposed of by preceding Articles of this Will and property passing outside of this will which is includable in my gross estate and does not qualify for the marital or charitable deduction and after taking into account charges to principal that are not allowed as deductions in computing my federal estate tax. For purposes of establishing this sum the values finally fixed in the federal estate tax proceeding relating to my estate shall be used. I recognize that the sum established by this paragraph may be zero and may be affected by the actions of my personal representative in exercising certain tax elections.

4.2 Administration. The legacy to be disposed of pursuant to this paragraph 4.1 shall be held, administered, and distributed as follows:

4.2.1 Income. The trustee may pay to or apply for the benefit of my husband during his lifetime the net income of the trust estate in convenient installments; provided, if trust net income is substantially in excess of his needs as described below, then during the term of this trust, the trustee may, but is not required to, distribute such excess net income to or among one or more of my descendants, in such proportions as the trustee in its sole discretion shall deem advisable from time to time, without concern as to equality in amount of distribution. The trustee shall not be required to consider other income or assets available to any distributee under this proviso. Any such excess net income not so distributed shall be added to principal, to be held, administered and distributed as an integral part thereof.

4.2.2 Principal. If the net income is not adequate for his health and support and reasonable comfort, (and the health, support and education of any of my children dependent upon him) the trustee is authorized to distribute such portions of the principal of the trust

CURRAN, KLEWENO, JOHNSON & CURRAN
515 4TH AVENUE SEVENTH
P. O. BOX 1125
SEATTLE, WASHINGTON 98101
TEL: 425 425 4255

SELMA E. OLSON

BOOK 156 PAGE 640

the power to make such equitable allocation as may nevertheless be contrary to the terms of said Act with respect to allocations relating to underproductive property, depreciation, and trade, business and farming operations.

6.1.2 Rely with acquittance on advice of counsel on questions of law.

6.1.3 Issue proxies to any of the adult beneficiaries for the purpose of voting stock of any bank or bank holding company held in trust.

6.1.4 Merge or combine any trust hereunder with a trust or trusts otherwise established for the same person or class of persons and with substantially the same provisions, and thereafter to administer and distribute such combined estate as one, provided however, that the trusts for my husband may not be so merged.

6.1.5 Appoint an ancillary trustee or agent to facilitate management of assets located in another state or foreign country.

6.1.6 Make payments to beneficiaries under a disability by payments directly to such beneficiaries or to their parents, custodian, person with whom they reside, or legal guardian, or expend such payments for their benefit.

6.1.7 Terminate any trust hereunder by payment of the trust property to the persons then entitled to receive or have the benefit of the income, if such trust has a market value (as determined by the trustee) of Twenty Thousand Dollars (\$20,000.00) or less.

6.1.8 At any time to resign as trustee of any or all trusts created by this instrument without court proceedings, by delivering a written notice of resignation to the beneficiaries who are entitled to trust income, or for whom income is then being accumulated. The

CURRAN, KLEWENO, JOHNSON & CURRAN
219 4TH AVENUE SOUTH
P. O. Box 1126
KENT, WASHINGTON 98041
(206) 832-2363

04-17-1996 12:27PM

206 223 1163

51
SELMA E. OLSON

P.09

BOOK 156 PAGE 642

estate and of the estate of any beneficiary, and also to make loans or advancements, secured or unsecured, to such personal representative, even though the trustee is such personal representative.

ARTICLE VII. TAXES

7.1 My executor shall pay all estate, inheritance and succession taxes and interest and penalties thereon assessed by reason of my death, whether attributable to property passing under this Will or outside it, from the residue of my estate. I waive for my estate all rights of reimbursement from the beneficiaries for any such payments.

ARTICLE VIII. BENEFITS PAID DIRECTLY TO TRUSTEE

8.1 Any property paid directly to my trustee under this Will shall be subject to the following provisions:

8.1.1 Any insurance proceeds, any death benefits, and any other property whatsoever, whether real or personal, payable by reason of my death to my trustee without specific reference to any trust created in this Will, shall, with respect to my interest therein, be allocated among the beneficiaries under this Will by my personal representative and trustee, pursuant to the direction of my personal representative, as if such property had constituted a part of my probate estate, provided, however, that such amounts shall be so treated only for the purpose of allocation.

8.1.2 Notwithstanding paragraph 8.1.1 of this Article, my trustee may, but is under no obligation to, make available, either as a loan to my estate or for the purchase of assets from my estate, any payments or distributions received by my trustee from any of the following sources:

CURRAN, KLEWENO, JOHNSON & CURRAN
213 4TH AVENUE SOUTH
P. O. BOX 1135
BENT, WASHINGTON 99001
(206) 882-2346

SELMA E. OLSON

BOOK 156 PAGE 644

9.3 The appointment in this instrument of any corporate executor or trustee or both shall be deemed to include any successor organization to such entity.

9.4 All references to "marital deduction" are to the marital deduction in the federal estate tax proceeding relating to my estate, as defined in Section 2056.

9.5 All references to "Section" are to such section of the Internal Revenue Code of 1954, as amended, and shall be deemed to refer to corresponding provisions of subsequent federal tax laws.

DATED this 6 day of August, 1982.

SELMA E. OLSON

CURRAN, MLEWENO, JOHNSON & CURRAN
212 4th Avenue South
P. O. Box 1134
KENT, WASHINGTON 98041
(206) 832-2346

Page - 10

04-17-1996 12:28PM

206 223 1163

P.13

BOOK 156 PAGE 646

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

In the Matter of the Estate) NO. 85-4-03544-2
of)
SELMA E. OLSON,) NOTICE OF APPEARANCE
Deceased.)

TO: DONALD S. OLSON, individually and as Trustee of the
Selma E. Olson Credit Trust UW dtd 08/06/82

AND TO: KAY E. OLSON

AND TO: MOLLY A. BARRY

YOU, AND EACH OF YOU, WILL PLEASE TAKE NOTICE that
ROBERT H. BLAIS of the firm of GORES & BLAIS hereby appears as
attorney of record for the Personal Representative herein,
Arnold S. Olson. All further papers and pleadings herein, except
original process, shall be served upon said attorney at the address
set forth below.

DATED: April 16, 1996.

GORES & BLAIS


Robert H. Blais, WSBA No. 10977
Attorneys for Personal Representative

NOTICE OF APPEARANCE
h:\probate\1962\olson1021.txt

GORES & BLAIS, P.S.
Suite 2700
1420 Fifth Avenue
Seattle WA 98101-2314
(206) 628-2828

GIP No. 192 (CRGNSA)

BOOK 156 PAGE 648

ALSO EXCEPT that portion conveyed to the United States of America by instrument dated February 26, 1988, recorded March 25, 1988, in Book 108, page 925, as Auditor's File No. 104897 in Skamania County Deed Records; and

ALSO EXCEPT that portion conveyed to the United States of America by instrument, dated February 26, 1988, recorded March 25, 1988, in Book 108, page 928, as Auditor's File No. 104898 in Skamania County Deed Records.

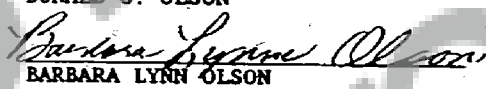
The area described contains 0.68 acres, more or less.

SUBJECT TO an Easement for transmission lines, including the terms and provisions thereof, in favor of Northwestern Electric Company, dated April 22, 1912, recorded June 4, 1912, in Book N, page 580, Skamania County Deed Records.

The acquiring agency is the Forest Service, U. S. Department of Agriculture.

Dated this 25th day of March, 1996

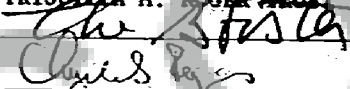

DONALD S. OLSON


BARBARA LYNN OLSON


BY:  (Co-Trustee)

BY:  (Co-Trustee)

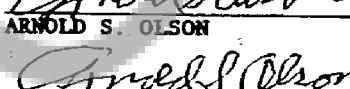
PRISCILLA M. ROGERS

 Charles S. Rogers

for STUART E. ROGERS by his attorneys-in-fact
 Robert E. Rogers

MADGE A. ROGERS by her attorneys-in-fact
 Elizabeth R. Shepherd


ARNOLD S. OLSON


SELMA E. OLSON

ARNOLD S. OLSON

as the direction of the estate of
SELMA E. OLSON

GIP No. 192 (CRGNSA)

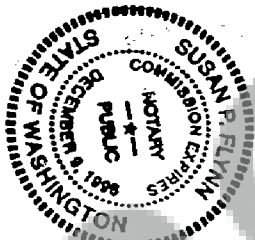
BOOK 156 PAGE 644

ACKNOWLEDGMENT

STATE OF Washington)
) ss.
COUNTY OF King)

On this 25th day of March, 1996, before me the undersigned, a Notary Public in and for the State of Washington, personally appeared Stuart E. Rogers and Madge A. Rogers, by their Durable Power of Attorneys known/proved to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

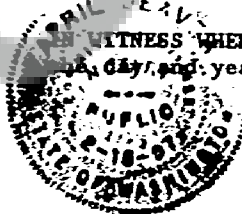


Susan P. Flynn
Notary Public for the State of Washington
Residing at Seattle
My Commission expires 12/9/96

ACKNOWLEDGMENT

STATE OF Washington)
) ss.
COUNTY OF King)

On this 17th day of March, 1996, before me the undersigned, a Notary Public in and for the State of Washington, personally appeared Arnold S. Olson and Susan E. Olson, known/proved to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Charles D. Olson
Notary Public for the State of Washington
Residing at Seattle
My Commission expires 2/15/97

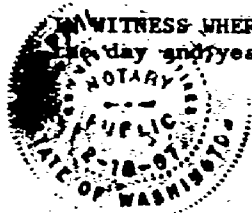
GIP No. 192 (CRGN3A)

BOOK 156 PAGE 651

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF King) ss.

On this 12th day of March, 1996, before me the undersigned, a Notary Public in and for the State of Washington, personally appeared Donald S. Olson and Barbara Lynn Olson, known/proved to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Charles D. Jones
Notary Public for the State of Washington
Residing at Seattle
My Commission expires 2-15-97

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF King) ss.

On this 13th day of March, 1996, before me the undersigned, a Notary Public in and for the State of Washington, personally appeared Thomas B. Foster and Susan P. Flynn, Co-trustees of the Priscilla M. Rogers Trust, known/proved to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Darlene L. Sangrey Darlene L. Sangrey
Notary Public for the State of Washington
Residing at Bothell
My Commission expires 5/9/97

BOOK 156 PAGE 654

U.S. DEPARTMENT OF ENERGY—BOONEVILLE POWER ADMINISTRATION
ACQUISITION SECTION

PERSONAL ACKNOWLEDGMENT

Washington, Oregon, Idaho, Montana, and California

State of Washington)
County of Skamania) ss

On this 21st day of February, 1996, before me personally
appeared George F. Roberts
known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose
name(s) is subscribed to the within instrument and who acknowledged to me that he
executed the same as his voluntary act and deed for the uses and purposes therein
mentioned.

ALBERT KOMAREK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 15, 1997

Albert Komarek
Notary Public in and for the
State of Washington
Residing at Washougal
My commission expires 12-15-97