

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

OCT 1 11 52 AM '96

O'Leary
AUDITOR

GARY H. OLSON

After Recording Return to:
Schwabe Williamson & Wyatt
Pacwest Center - Suites 1600-1800
1211 S.W. Fifth Avenue
Portland, Oregon 97204
Attn: Kirk Johansen

SCR 20352

126337

BARGAIN AND SALE DEED

BOOK 159 PAGE 787

S.D.S. Co., a Washington partnership, Grantor, bargains, sells, and conveys to High Cascade, Inc., a Washington corporation, Grantee, the real property in Skamania County, Washington, legally described on the attached Exhibit A (the "Property"), free and clear of all liens and encumbrances suffered or created by Grantor except as described on the attached Exhibit B, and Grantor warrants and shall defend the title to the Property against all persons who may lawfully claim the same by, through or under Grantor.

To have and to hold the Property with its appurtenances unto Grantee and its successors and assigns forever.

Dated as of ^{OCT} September 1, 1996.

S.D.S. CO.
A Washington partnership

By: *Bruce Stevenson*
Bruce Stevenson, Partner

By: *Ledie S. Campbell*
Ledie S. Campbell, Partner

STATE OF Washington)
County of *Skamania*) ss.

On September 26th 1996, before me personally appeared Bruce Stevenson, to me known to be the Partner of S.D.S. Co., a Washington partnership, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said partnership, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

REAL ESTATE EXCISE TAX

OCT - 1 1996

PAID *7,680.00*

G. Deputy
SKAMANIA COUNTY TREASURER

1 - BARGAIN AND SALE DEED

Stamp section
Advised, Lic
Indirect
Filed
Paid

Gary H. Olson, Skamania County Auditor
Date: 10/1/96 - Parcel 003081740 0100 00

(17/101961/100005/103/126337.1)

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

[Signature]
Notary Public for Washington
My Commission Expires 11/28/96



STATE OF Washington)

County of *Blount*) ss.

On September 24 1996, before me personally appeared Leslie S. Campbell, to me known to be the Partner of S.D.S. Co., a Washington partnership, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said partnership, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

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

[Signature]
Notary Public for Washington
My Commission Expires 11/28/96



EXHIBIT A

CARSON PROPERTY

Beginning at a point on the South line of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, North 89° 15' East 1,298.3 feet from the quarter corner on the South line of the said Section 17; thence North 686.80 feet; thence South 89° 15' West 634.4 feet; thence North 1,373.6 feet; thence North 89° 15' East 634.5 feet; thence North 592.5 feet to a point on the center line running East and West through the said Section 17, said point being South 89° 55' East 1,299 feet from the center of said Section 17; thence South 89° 55' East 1,705.8 feet to the quarter corner on the East line of said Section 17; thence South 08° 54' West along the East line of the said Section 17 to a point 1,700 feet distant from the Southeast corner of the said Section 17; thence West 150 feet; thence South 08° 54' West parallel to the East line of the said Section 17 a distance of 800 feet; thence East 150 feet to the East line of the said Section 17; thence South 08° 54' West 173 feet; thence West to the Westerly line of the 150 foot right of way granted to the State of Washington for Secondary State Highway No. 8-c by deed dated October 9, 1956; thence in a Southerly direction following said Westerly right of way line to intersection with the South line of the said Section 17; thence South 89° 15' West to the point of beginning.

EXCEPT that portion thereof lying within and Westerly of the said 150 foot right of way granted to the State of Washington for Secondary State Highway No. 8-c.

EXHIBIT B
EXCEPTIONS

1. Taxes for the year 1996: \$97.25, balance unpaid \$48.62
Fire Patrol for 1996: \$25.63, balance unpaid \$12.02
Parcel No. 03-08-17-4-0-0100-00
2. The lien of Real Estate excise sales tax upon any sale of said property, if unpaid. The state rate is 1.28% plus an additional .25% if within the city limits of Stevenson or North Bonneville.
3. Potential Taxes, penalties and interest incurred by reason of a change in the use or withdrawal from classified use of the herein described property. Notice of approval of such classified use, was given by the Skamania County Assessor, and is disclosed on the Tax Roll.
4. Easement for Roads in favor of Department of Fisheries, including the terms and provisions thereof, recorded February 9, 1955 in Book 39, Page 210.