

142255

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FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

SEP 7 10 13 AM '01

O. Garry
AUDITOR
GARY H. OLSON

Return Address
Pattie Wickwire
USDA Forest Service
902 Wasco Ave., #200
Hood River, OR 97031

PROPERTY ENTERING TAX EXEMPT STATUS

Document Title(s) (or transactions contained therein):

Warranty Deed

Grantor(s) (Last name first, then first name and initials):

RAYMOND S. MOORE and DOROTHY N. MOORE FOUNDATION

Grantee(s) (Last name first, then first name and initials):

United States of America

Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.):

Section 19, T. 1 N., R. 5 E., a portion of N½NW¼, Skamania County
REAL ESTATE EXCISE TAX
Complete description is on pages 1 and 2 of the document 21752

Reference Number(s) of Documents assigned or released:

SEP - 7 2001

PAID 9920.00

Cg deputy

Assessor's Property Tax Parcel/Account Number:

SKAMANIA COUNTY TREASURER

#01-05-19-0-0-0800-00 ptn of Gary H. Martin, Skamania County Assessor
Date 9/7/01 1-5-13 - 000 ptn of
Parcel #

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Supervisor ☒
Recorder ☒
Auditor ☒
Filed ☐
Billed ☐

5420-Land Purchase

CRGNSA-GIP 339

WARRANTY DEED

The **RAYMOND S. MOORE AND DOROTHY N. MOORE FOUNDATION**, Grantor, for the true and actual consideration of SEVEN HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$775,000), paid by Grantee pursuant to the Columbia River Gorge National Scenic Area Act of November 17, 1986 (P.L. 99-663, 100 Stat. 4274), the receipt of which is hereby acknowledged, does hereby convey and warrant to the **UNITED STATES OF AMERICA, Grantee**, and its assigns, the following described real property situate in the County of Skamania, State of Washington:

Willamette Meridian

T. 1 N., R. 5 E.,

sec. 19, a portion of the NW¼, identified in a Survey dated June 17, 1999, filed June 18, 1999, at Book 3 of Surveys, page 315, Skamania County Auditor's Records, Washington, and more particularly described as follows:

BEGINNING AT A POINT on the section line 56 rods South of the Northwest corner of sec. 19;
THENCE East to the quarter section line;
THENCE South to the South line of the NW¼;
THENCE West to the section line of said sec. 19;
THENCE North to the POINT OF BEGINNING.

EXCEPT any portion lying South of the North right-of-way line of State Highway 14.

ALSO EXCEPT the following described tract:

BEGINNING at a 5/8 inch iron rod (as set and shown in Book 3 of Surveys, page 315, Skamania County Auditor's Records) that bears South 21°00'00" East, 1,296.00 feet from a concrete monument at the Northwest corner of sec. 19;
THENCE North 00°00'00" East, 126.00 feet to a 5/8 inch iron rod;
THENCE North 85°50'00" East, 1,322.00 feet to a 5/8 inch iron rod;
THENCE South 26°10'00" East, 160.00 feet to a 5/8 inch iron rod, which bears South 58°35'53" East, 2,171.57 feet from the Northwest corner of sec. 19;
THENCE continuing South 26°10'00" East, 35 feet, more or less, to the North right-of-way line of State Highway 14;

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THENCE Westerly along said North right-of-way line, 1,470 feet, more or less, to a point which bears South 00°00'00" East, from the POINT OF BEGINNING;
THENCE North 00°00'00" East, 102 feet, more or less, to the POINT OF BEGINNING.

RESERVING UNTO the grantor, its heirs, successors in interest, and assigns, from the lands so granted, an exclusive domestic water pipeline easement, and the right of ingress and egress for maintenance and repair of said pipeline, as identified in the Survey dated June 17, 1999, and filed June 18, 1999, at Book 3 of Surveys, page 315, Skamania County Auditor's Records.

Said domestic water pipeline easement is to be 5 feet in width, being 2.5 feet in width on each side of the centerline, with such reasonable rights of temporary use of lands immediately adjacent to said easement as may be necessary for maintenance and/or repair of said pipeline.

This reservation is made subject to the Rules and Regulations of the Secretary of Agriculture (36 CFR 251.18), more particularly described on Exhibit A, attached hereto and made a part hereof.

Containing 11 acres, more or less.

Gary H. Martin, Skamania County Assessor
Date 7/1/99 Parcel # 1-5-17-26 p14 of

SUBJECT TO:

1. An Easement for Right-of-Way in favor of Public Utility District No. 1 of Clark County for an electric transmission and distribution line, dated November 10, 1964, recorded in Book 53, page 334, Skamania County, Washington (affects All).
2. An easement to install and maintain a water pipeline as set forth in a Warranty Deed from Raymond R. Sampson and Thelma L. Sampson to J. A. Salmonson and Dorothy M. Salmonson dated April 25, 1958, recorded May 8, 1958, as Recording No. 53699, in Book 45, page 5, Skamania County, Washington (affects All).

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

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Dated this fifth day of September, 2001.

Raymond S. Moore
RAYMOND S. MOORE

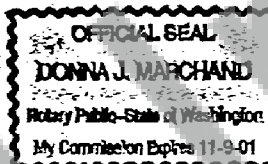
Dorothy N. Moore
DOROTHY N. MOORE

ACKNOWLEDGMENT

STATE OF WA)
County of Clark) ss.

On this 5th day of September, 2001, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared **RAYMOND S. MOORE** and **DOROTHY N. MOORE**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individuals who executed the within instrument as having signatory authority for the **RAYMOND S. MOORE AND DOROTHY N. MOORE FOUNDATION**, and oath stated that they were authorized to so execute said instrument.

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



Donna J. Marchand
Name (Printed): Donna J. Marchand
Notary Public for the State of Washington
Residing at Vancouver
Commission Expires 11-9-2001

Certified correct as to consideration, conditions, and descriptions.

Vukij Weerling

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United States Department of Agriculture
Forest Service
EXHIBIT "A"

CONDITIONS, RULES AND REGULATIONS OF THE SECRETARY OF AGRICULTURE
GOVERNING EXERCISE OF RIGHTS-OF-WAY RESERVED
IN CONVEYANCES TO THE UNITED STATES

Code of Federal Regulations - Title 36 - Chapter II - Section 251.18

This section governs the use, occupancy & operation of rights-of-way reserved by a grantor of lands to the U.S.

(a) Brush and refuse resulting from the exercise of the right-of-way reservation shall be disposed of to the satisfaction of the Forest Officer in charge.

(b) Timber cut and destroyed in the exercise of the right-of-way reservation shall be paid for at the rates to be prescribed by the Forest Officer in charge, which rates shall be the usual stumpage prices charged in the locality in sales of National Forest timber of the same kind or species; for injury to timber, second growth, and reproduction, the amount of actual damage shall be ascertained by the Forest Supervisor according to the rules applicable in such cases.

(c) All improvements built or maintained upon the right-of-way shall be kept in an orderly, safe and sanitary condition. Failure to maintain such conditions shall be cause for the termination of the reservation after 30 days' notice in writing to the occupant or user that unsatisfactory conditions exist and that the Department intends to terminate all rights under the reservation unless such conditions are forthwith corrected to the satisfaction of the Regional Forester.

(d) Upon the abandonment of a reserved right-of-way, either by formal release, by termination, or by non-use for a period of 1 calendar year, all improvements thereon not the property of the United States shall be removed therefrom within 3 months from the date of the abandonment; otherwise, such improvements shall vest in and become the property of the United States.

(e) All reasonable precautions to prevent and suppress forest fires shall be taken by the grantor and all persons acting for or claiming under him; suitable crossings shall be constructed by grantor and/or said persons where the reserved right-of-way intersects existing roads and trails; borrow pits shall not be opened outside of the immediate graded section except under a special-use permit from the Forest Supervisor.

(f) Officers of the Forest Service shall have free ingress and egress on and over the reserved rights-of-way for all purposes necessary and incidental to the protection and administration of the National Forest.

(36 Stat. 962, as amended; 16 U.S.C. 518)

EXHIBIT A

TOTAL P.07