

150479

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Return Address:
Pattie Wickwire
USDA Forest Service
Columbia River Gorge NSA
902 Wasco Ave., Suite 200
Hood River, OR 97031

CLATSOP COUNTY, OREGON

SEP 23 1 07 PM '03

Amos

JUL 11 2003

PROPERTY ENTERING TAX EXEMPT STATUS

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

Warranty Deed

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

Phillips, Edward R. and Irma L.

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

United States of America, and its assigns

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

A parcel of land in the James M. Findley Donation Land Claim in Section 31, Township 3 North, Range 9 East, Willamette Meridian. Please refer to the Warranty Deed for a complete legal description.

Reference Number(s) of Documents assigned or released:

REAL ESTATE EXCISE TAX

23320

SEP 26 2003

Assessor's Property Tax Parcel/Account Number:

03-09-31-0-0-0300-00

9/21/03

PAID \$5,171.20

Vicky Oakland
SKAMANIA COUNTY TREASURER

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.

Warranty Deed

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WARRANTY DEED

EDWARD R. PHILLIPS and IRMA L. PHILLIPS, Grantors, for and in consideration of FOUR HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$404,000.00) 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, do hereby convey and warrant unto the UNITED STATES OF AMERICA, Grantee, and its assigns, all of the following described real property in the County of Skamania, State of Washington:

Willamette Meridian

T. 3 N., R. 9 E.,

sec. 31, that portion of the following described Tracts "A" and "B" lying east of the following described line:

BEGINNING at a point in the center of Collins Creek which bears North 88°26'58" West along the North line of the James M. Findley Donation Land Claim 490 feet, more or less, from a brass cap marking the Northeast corner of said Donation Land Claim; thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim to a point 110 feet East of the East line of Section 36, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, and the True Point of Beginning of the following described line; thence South parallel to the East line of said Section 36 to the center line of Primary State Highway #8 and the terminus of said line.

TRACT "A"

Gary H. Martin, Skamania County Assessor
Date 09/24/03 # 3-9-31-300
Parcel # _____

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North 88°26'58" West along the North line of the said Findley Donation Land Claim, a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of said Findley Donation Land Claim; thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim, a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen

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Road, a distance of 1,550 feet, more or less, to a point which is 1,510 feet South of the North line of said Findley Donation Land Claim when measured at right angles thereto; thence South $88^{\circ}26'58''$ East parallel with the North line of said Findley Donation Land Claim, a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964, and recorded May 21, 1964, at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Northerly along said West line 120 feet, more or less, to the Northwest corner thereof; thence Northeasterly along the North line of said Kidner Tract 250 feet, more or less, to a point in the center line of said Collins Creek; thence Northerly tracing said center line upstream, a distance of 1,545 feet, more or less, to the Point of Beginning.

EXCEPT Public Roads.

TRACT "B"

The following described real property located in Skamania County, State of Washington:

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North $88^{\circ}26'58''$ West along the North line of the said Findley Donation Land Claim a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of said Findley Donation Land Claim; thence North $88^{\circ}26'58''$ West tracing the North line of said Findley Donation Land Claim a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road a distance of 1,550 feet, more or less, to a point which is 1,510 feet South to the North line of the said Findley Donation Land Claim when measured at right angles thereto, said point being the initial point of the tract hereby described; thence South $88^{\circ}26'58''$ East parallel with the North line of said Findley Donation Land Claim a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964 and recorded May 21, 1964 at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Southerly along said West line 149 feet; thence West 325 feet; thence parallel to the West line of said Kidner Tract South $02^{\circ}30'$ East 600 feet, more or less, to the center line of Primary State Highway No. 8; thence following the center line of said highway Westerly to its intersection with

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the center line of Bergen Road aforesaid; thence following the center line of Bergen Road in a Northeasterly direction to the initial point.

EXCEPT Public Roads.

Containing 56.99 acres, more or less.

SUBJECT TO:

1. Reserved rights of Oregon-Washington Railroad & Navigation Company to all minerals, including oil and gas, contained in a deed dated September 30, 1949, recorded November 3, 1949, at Recording No. 40047, Book 32, Page 554, records of Skamania County, Washington (affects Tracts "A" and "B").
2. Reserved rights of Union Pacific Railroad Company to all minerals, including oil and gas, contained in a deed dated September 30, 1949, recorded November 7, 1949, at Recording No. 40065, Book 32, Page 560, records of Skamania County, Washington (affects Tracts "A" and "B").

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

Dated this 9th day of Sept., 2003.

Edward R. Phillips
EDWARD R. PHILLIPS

Gary W. Phillips
By GARY W. PHILLIPS, Attorney in
Fact for EDWARD R. PHILLIPS

Irma L. Phillips
IRMA L. PHILLIPS

Gary W. Phillips
By GARY W. PHILLIPS, Attorney in
Fact for IRMA L. PHILLIPS

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ACKNOWLEDGMENT

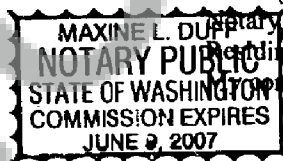
STATE OF Washington
County of Clark ss.

On this 9th day of September, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared **Gary W. Phillips**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual who executed the within and foregoing instrument as Attorney in Fact on behalf of **Edward R. Phillips and Irma L. Phillips**, and acknowledged that he executed the same as his free and voluntary act and deed for the uses and purposes therein mentioned, and under oath stated that he was authorized to so execute said instrument.

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

Maxine L. Duff
signature

Name (Printed): Maxine L. Duff
Notary Public for the State of WA
Residing at Vanouver
Commission expires 6-9-2007



Approved as to description, consideration and reservations or conditions.

Shawn Olson
Shawn Olson, Lands Specialist, USDA Forest Service

07/17/03
Date