

AFTER RECORDING MAIL TO:

Name Waterfront Recreation
Address PO Box 7139
City / State Bend OR 97708
SR 29072

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

1. Assignment of Cabin Site Lease
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

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

1. Swanda, Harry W
2. Swanda, Phyllis E
- 3.
- 4.
5. ☐ Additional names on page _____ of document

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

1. Eaton, Oscar V
2. Eaton, Helen G
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 67 Northwoods

☒ Complete legal description is on page 5 of document

Assessor's Property Tax Parcel / Account Number(s): 96-000067
943-06-10-4-06
5467

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

REAL ESTATE EXCISE TAX

26296

OCT - 4 2006

PAID Exempt

Nickel Chelland Deputy

SKAMANIA COUNTY TREASURER
(this space for title company use only)

ASSIGNMENT OF CABIN SITE LEASE

KNOW ALL MEN BY THESE PRESENTS, That we, HARRY W. SWANDA and PHYLLIS E. SWANDA, husband and wife, for valuable consideration, including the agreements herein contained, do hereby sell, transfer, assign and set over unto OSCAR V. EATON and HELEN G. EATON, of 5030 N. E. 41st Avenue, Portland, Oregon 97211, all of our right, title and interest in and to that certain Lease dated September 1, 1973, in which Water Front Recreation, Inc., a Washington corporation, is the lessor, and Bernard C. Smale and Mary Lou Smale, are the original lessee, covering the cabin site described as No. "67" of the NORTH WOODS, which is a part of Government Lots 4 and 8, Section 26, T7N, R6E, W.M., Skamania County, Washington, which Lease is attached hereto, marked Exhibit "A" and made a part hereof as if set forth in full at this point, which lessee's interest in said Lease was assigned to us on or about the 29th day of October, 1974, by the said Bernard C. Smale and Mary Lou Smale.

Said Lease, as stated therein, is a site lease and does not convey title to the site property indicated, but is a lease thereof for the period ending June 1, 2025, which in turn is subject to a Master Lease held by lessor, Water Front Recreation, Inc., from the State of Washington, dated August 11, 1970. That the construction, location and use of the cabin located thereupon, which we have this date by Bill of Sale, sold to Oscar Eaton and Helen Eaton, Lease assignees herein, is subject to the terms and conditions of said Master Lease, as well as the Lease aforesaid, dated September 1, 1973, between Water Front Recreation, Inc. and Bernard C. and Mary Lou Smale, as assigned to ourselves. Further, lessees, Oscar V. Eaton and Helen G. Eaton, will, upon acceptance of this Lease, become primarily responsible to perform and abide by the conditions thereof to lessor, Water Front Recreation, Inc.

DATED at Portland, Oregon, this 21 day of May,
1978.

Harry W. Swanda
Harry W. Swanda

Phyllis E. Swanda
Phyllis E. Swanda

ACCEPTANCE OF ASSIGNMENT OF LEASE

In consideration of having the above-described Lease assigned and transferred to us, and each of us, and the execution of Bill of Sale by Harry W. and Phyllis E. Swanda to us of the cabin and other personal property located upon the cabin site, subject of this Lease, we do, jointly and severally, hereby consent to all of the terms and conditions of that certain Lease dated September 1, 1973, between Water Front Recreation, Inc. and Bernard C. and Mary Lou Smale, as previously assigned to Harry W. and Phyllis E. Swanda, and do assume and agree to carry out all of the provisions thereof just as if said Lease had been signed by us, as the original lessees.

Dated at Portland, Oregon, this 22 day of May,
1978.

Oscar V. Eaton
Oscar V. Eaton

Helen G. Eaton
Helen G. Eaton

CONSENT TO ASSIGNMENT

Water Front Recreation, Inc., lessor in the Lease described above, does hereby acknowledge and consent to the Assignment by Harry W. Swanda and Phyllis E. Swanda, husband and wife,

of their lessee's interest in said Lease as originally executed September 1, 1973, by this firm as lessor, and Bernard C. Smale and Mary Lou Smale, as lessee, and thereafter assigned by said lessee to the said Harry W. and Phyllis E. Swanda. It is understood that this Consent shall not be deemed to be a consent to any subsequent Assignment, but Water Front Recreation, Inc. will hereafter acknowledge Oscar V. Eaton and Helen G. Eaton, of 5030 N. E. 41st Avenue, Portland, Oregon, to be the lessee of said Lease to have the responsibility for the performance of the terms, conditions and obligations set forth therein and to receive the benefits and privileges thereof.

Dated at Beaverton, Oregon, this 24 day of June, 1978.

WATER FRONT RECREATION, INC.

By: Suey Robertson

STATE OF OREGON) ss.
County of Multnomah)

On this 22 day of May, 1978, appeared Harry W. Swanda and Phyllis E. Swanda, who executed the within Assignment of Cabin Lease and acknowledged the same to be their voluntary act and

William L. Brown
Notary Public for Oregon
My Commission expires: 11/16/80

STATE OF OREGON) ss.
County of Multnomah)

On this ____ day of May, 1978, appeared Oscar V. Eaton and Helen G. Eaton, who executed the within Acceptance of Assignment of Lease as hereinabove set forth, and acknowledged the same to be their voluntary act and deed.

William L. Brown
Notary Public for Oregon
My Commission expires: 11/16/80

STATE OF OREGON) ss.
County of Washington)

On this ____ day of _____, 1978, before me appeared _____ and _____, both to me personally known, who being duly sworn, did say that they were respectively the _____ and _____ of Water Front Recreation, Inc., a Washington corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed on behalf of the Corporation by authority of its Board of Directors, and did acknowledge that said instrument was the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal for the day and year last above written.

William L. Brown
Notary Public for Oregon
My Commission expires: _____

EXHIBIT 'A'

Lot 67, as shown on the Plat entitled Record of Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and of record under Auditor File No. 77523, at Page 449, of Book 'J' of Miscellaneous Records of Skamania County, Washington, together with an appurtenant easement as established in writing on said Plat, for the joint use of the areas shown as roadway on the Plat.

Subject to reservations by the United State of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at Page 23, of Book 52 of Deed, under Auditor File No. 62114, records of Skamania County as follows:

"...the provisions, reservations, conditions and limitations of Section 24, Federal Power Act of June 10, 1920, as amended...and the prior right of the Untied States, its licenses and permittees to use for power purposes that part withing Power Project No. 2071, 2111 and 264."