

After Recording Return To:
K&L Gates LLP
222 SW Columbia Street, Suite 1400
Portland, OR 97201
Attn: R. Gibson Masters

REAL ESTATE EXCISE TAX

28841

NOV - 9 2010

PAID *[Signature]*
Vicki Holland, Deputy
SKAMANIA COUNTY TREASURER

BARGAIN AND SALE DEED

GRANTOR: SWIFT COVE, LLC

GRANTEE: JAMES A. WEST

Legal Description:

Abbreviated Form: SE ¼ SEC 24 T7N R6E WM

Additional legal on Exhibit A to document

Assessor's Tax Parcel ID#: 07063400030100 *AK*

THE GRANTOR, SWIFT COVE, LLC, an Oregon limited liability company, for and in consideration of ten dollars (\$10.00) in hand paid, bargains, sells and conveys to James A. West, an unmarried man, an undivided 50% fractional interest as tenant in common, the following described real estate, situated in the County of Skamania, State of Washington:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to and excepting those matters listed in Exhibit B attached hereto and incorporated herein by this reference.

Dated August 31, 2010.

SWIFT COVE, LLC, an Oregon limited liability company

By

James A West
Its Manager

STATE OF OREGON

)

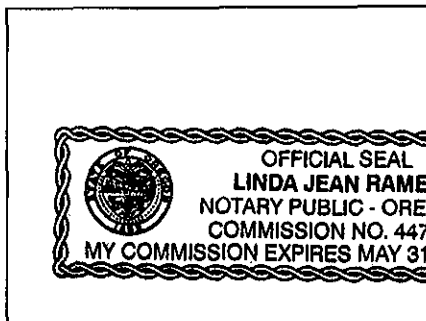
) ss.

COUNTY OF MULTNOMAH

)

I certify that I know or have satisfactory evidence that James A. West is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Swift Cove, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 31, 2010



(Use this space for notarial stamp/seal)

Notary Public

Print Name

My commission expires

 OFFICIAL SEAL
LINDA JEAN RAMEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 447908
MY COMMISSION EXPIRES MAY 31, 2014

EXHIBIT 'A'

A portion of the Southeast quarter of Section 34, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a brass cap marking the Southeast corner of Section 34, as shown on Sheet 8 of 'Project No. 2111 Washington, Pacific Power and Light Company Swift No. 1, H.E. Development Project Area and project Boundary', dated March, 1961; thence North 89°47'50" West, along the South line of the Southeast quarter of Section 34, for a distance of 1321.45 feet; thence North 00°00'00" East, 586.91 feet to the True Point of Beginning; thence North 24°00'00" East, 690.38 feet to the centerline of the '10 Road'; thence South 21°00'00" East, following said centerline 80.00 feet; thence, along the arc of a 90 foot radius curve to the left, through a central angle of 88°00'00", for an arc distance of 138.23 feet; thence North 71°00'00" East, 60.00 feet; thence along the arc of a 130 foot radius curve to the right, through a central angle of 57°44'00", for an arc distance of 130.99 feet to the centerline of a proposed 60 foot private road easement; thence, leaving the centerline of the '10 Road', North 50°00'00" East, (along the centerline of said proposed 60 foot easement) 65.00 feet; thence along the arc of an 80 foot radius curve to the right, through a central angle of 75°00'00", for an arc distance of 104.72 feet; thence South 55°00'00" East, 58.00 feet; thence along the arc of a 35 foot radius curve to the left, through a central angle of 132°00'00", for an arc distance of 80.63 feet; thence North 07°00'00" West, 110.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of 13°00'00", for an arc distance of 9.08 feet; thence North 20°00'00" West, 225.00 feet; thence along the arc of a 70 foot radius curve to the right, through a central angle of 21°00'00", for an arc distance of 25.66 feet; thence North 01°00'00" East, 60.00 feet; thence along the arc of a 60 foot radius curve to the right, through a central angle of 08°00'00", for an arc distance of 8.38 feet; thence North 09°00'00" East, 35.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of 24°00'00", for an arc distance of 16.76 feet; thence North 15°00'00" West, 38.00 feet; thence along the arc of a 20 foot radius curve to the left, through a central angle of 40°00'00", for an arc distance of 13.96 feet; thence North 55°00'00" West, 52.00 feet; thence along the arc of a 10 foot radius curve to the left, through a central angle of 30°00'00", for an arc distance of 5.24 feet; thence North 85°00'00" West, 35.00 feet; thence along the arc of a 40 foot radius curve to the left, through a central angle of 20°00'00", for an arc distance of 13.96 feet; thence South 75°00'00" West, 30.00 feet to the terminus of the proposed 60 foot easement; thence North 00°02'29" West, 89.40 feet to the 'Project Boundary Line' as shown on those March, 1961 plans; thence along said 'Project Boundary Line', North 89°53'21" West, 933.00 feet; thence South 63°11'09" West, 982.25 feet, to a 1/2 inch iron rod at Meander Corner No. 173 (Project No. 2111); thence, leaving the 'Project Boundary Line, North 86°33'59" East, 750.26 feet to the centerline of another proposed 60 foot private road easement; thence South 36°12'00" East, along the centerline of said proposed 60 foot easement, 20.00 feet; thence along the arc of a 30 foot radius curve to the right, through a central angle of 20°00'00", for an arc distance of 10.47 feet; thence South 16°12'00" East, 28.00 feet; thence along the arc of a 60 foot radius curve to the left, through a central angle of 134°00'00", for an arc distance of 140.32 feet; thence North 29°48'00" East, 50.00 feet; thence along the

arc of a 50 foot radius curve to the right, through a central angle of $16^{\circ}00'00''$, for an arc distance of 13.96 feet; thence North $45^{\circ}48'00''$ East, 30.00 feet; thence along the arc of a 40 foot radius curve to the right, through a central angle of $40^{\circ}00'00''$, for an arc distance of 27.93 feet; thence North $85^{\circ}48'00''$ East, 40.00 feet; thence along the arc of a 40 foot radius curve to the right, through a central angle of $30^{\circ}00'00''$, for an arc distance of 20.94 feet; thence South $64^{\circ}12'00''$ East, 110.00 feet; thence along the arc of a 50 foot radius curve to the left, through a central angle of $18^{\circ}00'00''$, for an arc distance of 15.71 feet; thence South $82^{\circ}12'00''$ East, 95.00 feet to the centerline of the '10 Road' at it's intersection with the proposed 60 foot easement; thence following the centerline of the '10 Road' Southwesterly along the arc of a 230 foot radius curve to the right (the radial bearing of which is North $34^{\circ}37'31''$ West), through a central angle of $11^{\circ}37'32''$, for an arc distance of 46.67 feet; thence leaving the centerline of the '10 Road', South $00^{\circ}00'00''$ West, 719.98 feet to the True Point of Beginning.

Skamania County Assessor

Date 11-8-10 Parcel# 7-6-34-301

Unofficial Copy

Exhibit B

(Exceptions)

Unofficial
Copy

EXCEPTIONS

- 1 Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Swift Reservoir, if it is navigable.
- 2 Any question that may arise due to shifting or change in the course of the Swift Reservoir or due to the Swift Reservoir having shifted or changed its course.
- 3 Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
- 4 Easement, including the terms and provisions thereof, recorded in Book 65, Page 481.
- 5 Notice of Mineral Claim by International Paper Company, including the terms and provisions thereof recorded June 5, 1986 in Book 101, Page 407.
- 6 Reservations of Minerals to International Paper Company, including the terms and provisions thereof recorded April 4, 1996 in Book 156, Page 375. Also recorded January 2, 1998 in Book 172, Page 138.
- 7 Right Title and interest of John Montchalin and Mitchell L. Montchalin as revealed by Quit Claim Deed recorded June 25, 2001 in Book 211, Page 584. Also recorded June 25, 2001 in Book 211, Page 604.
- 8 Assignment and Assumption Agreement for Access Rights between Lincoln Timber LLC, a Delaware Limited Liability Company and Pacific Timber Acquisitions LLC, a Delaware Limited Liability Company, recorded December 18, 2002 in Book 234, Page 23.
- 9 An easement, including the terms and provisions thereof, recorded October 29, 2004, in Auditor File NO. 2004155002.
- 10 An easement, including the terms and provisions thereof, recorded November 23, 2004, in Auditor File No. 2004155350.