

WHEN RECORDED RETURN TO:

**Bonneville Power Administration
TERR-3
PO 3621
Portland, OR 97208-3621**

DOCUMENT TITLE(S)

Easement Deed

REFERENCE NUMBER(S) of Documents assigned or released:

BPA Case No.: 19410044

☐ Additional numbers on page ____ of document.

GRANTOR(S):

The Bonneville Power Administration

☐ Additional names on page ____ of document.

GRANTEE(S):

Moffett, George F.

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

George W. Johnson D.L.C. #38, in Section 17, Township 2 North, Range 7 East, Willamette Meridian,
Skamania County, Washington.

☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

02072000020000

020720000320000

☐ Additional parcel numbers on page ____ of document.

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

EASEMENT DEED

THE UNITED STATES OF AMERICA, Department of the Interior, acting by and through the Bonneville Power Administrator, has this day granted and conveyed, and by these presents does hereby grant and convey unto George F. Moffett, a widower, his heirs and assigns, a perpetual easement over and upon the following described land, to-wit:

A parcel of land being a portion of the G. W. Johnson D.L.C. lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 2 North, Range 7 East, N.M., Shoshone County, Washington, and described as follows: Beginning at a point on the north line of the said G. W. Johnson D.L.C., said point being S. 83° 26' 58" W., a distance of 998.65 feet from the northeast corner of said G. W. Johnson D.L.C.; thence S. 83° 26' 58" W., along the north line of said D.L.C., a distance of 1036.50 feet to a point 212.50 feet distant northerly from, when measured at right angles to the Bonneville-Vancouver transmission line survey; thence S. 58° 11' 45" W., along a line 212.50 feet distant northerly from and parallel to said survey line a distance of 29.84 feet to a point on the south line of said property; thence N. 89° 54' 45" E., along the south line of said property a distance of 1285.87 feet to a point 212.50 feet distant northerly from, when measured at right angles to the said survey line; thence N. 60° 14' 02" W., along a line 212.50 feet distant northerly from and parallel to said survey line, a distance of 265.87 feet to the point of beginning.

The aforesaid easement is for ingress and egress over, across, and upon said parcel of land; for use thereof for customary agricultural purposes, except as herein limited; for use of any well or natural springs or water courses thereon and the water therefrom; and for laying and maintaining water pipes under, upon, and across said parcel of land; all in such manner as in the opinion of the grantor will not interfere with the use and occupancy of said parcel of land by the grantor for the present or future construction, operation, and maintenance of an electric power transmission and distribution system thereon with wires and appurtenances thereto.

TO HAVE AND TO HOLD the said easement to the said George F. Moffett, a widower, his heirs and assigns forever, subject to existing public roads, public utility easements and interests of R. V. Carpenter and Anna Carpenter, husband and wife.

The rights granted herein shall be appurtenant to and shall inure only to the benefit of the grantee's land adjoining the above described parcel of land.

In consideration of the grant of this easement the grantee hereby covenants for himself, his heirs and assigns forever, that at all times said parcel of land will be kept and maintained free and clear of trees, brush, various weeds, buildings or other structures, and that no material will be stored, stacked, or piled thereon.

Dated at Portland, Oregon, this 8 day of October, 1940.

THE UNITED STATES OF AMERICA

By Paul J. Raver
Bonneville Power Administrator

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss.

ON THIS DAY personally appeared before me Paul J. Raver, to me known to be the Bonneville Power Administrator described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the purposes and uses therein mentioned.

Given under my hand and official seal this 8 day of October, 1940.

By Doris Mae Kiehl
Notary Public for the State of Oregon,
residing at Portland, therein.

My commission expires: Nov 4, 1942

(SEAL)

701170

JMP

October 12, 1940

578.8
BV-11

Mr. George F. Moffett
Milner Hotel
422 S. W. 5th Avenue
Portland, Oregon

Dear Mr. Moffett: Re: Tract BV-11, Skamania County

Enclosed find easement deed granting to you the right to use the Bonneville Power Administration's right of way in Skamania County, Washington, for limited agricultural purposes. We suggest that this easement be recorded in said county.

The Bonneville Power Administrator has determined that the planting of orchards and hops, the operation of hop yards, or any tall structures on said right of way will interfere with its use and occupancy by the United States.

The Bonneville Power Administrator has no objection to your fencing the right of way in any manner that suits your convenience, provided you leave gates in the fence of not less than ten feet in width. This is necessary for the ready access to the right of way by the patrol and construction crew at all times.

Very truly yours,

ALLAN HART
General Counsel

JMP:ja
Enclosure