

WHEN RECORDED RETURN TO:

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

DOCUMENT TITLE(S)

Quitclaim Deed

REFERENCE NUMBER(S) of Documents assigned or released:

BPA Case No.: 19910837

☐ Additional numbers on page _____ of document.

GRANTOR(S):

The Bonneville Power Administration

☐ Additional names on page _____ of document.

GRANTEE(S):

Starker, Bruce

☐ Additional names on page _____ of document.

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

Government Lot 8, the SE1/4NW1/4 and W1/2NE1/4 of Section 16, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington.

NE1/4SE1/4and Government Lots 1 and 2 of Section 9, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington.

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

02071600020100
02071600020000

☐ 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.

Tract No. 20-4, Parcels 1 and 2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That the UNITED STATES OF AMERICA, Department of the Interior, acting by and through the Bonneville Power Administrator, pursuant to the Acts of Congress approved August 20, 1937 (50 Stat. 731, 16 U.S.C. 832a, et seq.), as amended, and June 30, 1949 (63 Stat. 377, 471, et seq.), as amended, and regulations and delegations of authority issued pursuant thereto, for and in consideration of ONE THOUSAND DOLLARS (\$1,000.00) to it in hand paid by BRUCE STARKER AND ELIZABETH BOND STARKER, husband and wife, their heirs and assigns, conveys and quitclaims to the said Bruce Starker and Elizabeth Bond Starker (hereinafter called grantees) all its right, title, and interest in and to the real property situated in the County of Shumawa, State of Washington, described in "Exhibit A" hereto attached and by reference made a part hereof.

Subject, however, to a road use permit heretofore granted to the State of Washington, Department of Game, for access to and from Kidney Lake, and the use of one acre of land for boat launching and car parking facilities on the above-described property at the southerly end of Kidney Lake.

Reserving to the UNITED STATES OF AMERICA a perpetual easement and right to erect, maintain, repair, rebuild, operate and patrol one or more lines of electric power transmission structures, and appurtenant signal lines, including the right to erect such poles, transmission structures and appurtenances as are necessary thereto in, over, upon and across the premises conveyed by this instrument including also the right of entry over, across and along said right of way and the present and future right to clear said right of way and keep the same clear of brush, timber, structures and fire hazards, provided that fire hazards shall not be interpreted to include any growing crops other than trees, and title to all brush, timber or structures, shall vest in the United States of America upon its severance from the land; and provided, further, that Christmas trees or orchard crops may be grown on the right of way but only in accordance with the regulations of the Bonneville Power Administration in effect at the time, reserving also the sole and exclusive right to control the blasting, quarrying or removal of

rock or gravel on or from the premises described in "Exhibit A", and it is further provided that existing roads and trails on said right of way and around each of the towers will not be relocated without written permission of the Bonneville Power Administrator and other roads or trails constructed by grantees, their heirs or assigns, shall not interfere with the use of said premises by the UNITED STATES OF AMERICA for the purposes herein reserved, and the right to spray brush and all other growth on said premises without any liability for damage to any growth thereon and the exclusive right to control the method and manner of flooding said premises, provided, however, grantees, their heirs and assigns, shall have the right to raise the level of the lake presently located on the premises northeasterly of engineer's station 77400 to a height not in excess of two feet below the lowest steel leg of the tower located near said station.

Provided, however, that grantees shall never dedicate the access road of grantee on the above-described premises as a public highway.

And the United States of America does hereby grant unto said Bruce Starker and Elizabeth Reed Starker, their heirs and assigns, a non-exclusive perpetual right to the use of its existing power line access road from the north line of the E. B. Bishop D. L. Co. No. 39 in Section 18 northeasterly to the county road in consideration for which grantees agreed to grant a perpetual easement to the United States of America for the right to operate, maintain and improve the road now used by it around the northeasterly side of Kidney Lake;

Provided, however, grantees, their heirs or assigns, shall not use the road hereby granted in any manner that will interfere with its use by the United States of America.

It is understood and agreed that grantees may place a gate of not less than ten (10) feet in width across the road within the transmission line right of way, which gate may be kept locked only in times of extreme fire danger as declared by the Department of Natural Resources, State of Washington, provided, however, that the Bonneville Power Administration may also put its lock on said gate. No locked gate shall be maintained upon any other portion of the property described in this instrument.

TO HAVE AND TO HOLD said premises unto said Bruce Starker and Elisabeth Bond Starker, their heirs and assigns forever.

It is understood and agreed that the United States of America and grantees, their heirs and assigns, shall immediately repair any damage done to said roads by its or their use thereof.

IN WITNESS WHEREOF, this instrument has been duly executed for the United States of America, this 3rd day of January, 1962.

UNITED STATES OF AMERICA
Department of the Interior

By /s/ Charles F. Luce
Ronneville Power Administrator

STATE OF OREGON)
)ss.
County of Multnomah)

On this 3rd day of January, 1962, personally appeared before me Charles F. Luce, to me known to be the Ronneville Power Administrator, described in and who executed the within and foregoing instrument and acknowledged that he signed the same as a free and voluntary act and deed for the purposes and uses therein contained.

/s/ Louis J. Cowan
Notary Public for Oregon

My commission expires: August 3, 1965

"EXHIBIT A"

Tract No. BC-4, Parcel 1

That portion of Government Lot 8, the SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of Section 16, Township 2 North, Range 7 East, W. M., Skamania County, Washington, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 87.5 feet distant easterly from and 212.5 feet distant westerly from and parallel to the survey line of the Bonneville-Coulee transmission line, said survey line being particularly described as follows:

Beginning at a point which is the intersection of said survey line with the north line of the B. B. Bishop D.L.C. No. 39 in Township 2 North, Range 7 East, W. M., said point being South 89°54'46" East along said north line a distance of 1758.79 feet from the closing corner common to Sections 16 and 17, Township 2 North, Range 7 East, W. M., on the north line of said D.L.C. No. 39; thence running North 32°22'18" East a distance of 2433.05 feet to an angle point; thence North 39°40'18" East a distance of 1442.48 feet to a point on the east line of the NW $\frac{1}{4}$ of said Section 16, said point being 347.35 feet south and 1327.87 feet west of the northeast corner of said Section 16, and containing 27.53 acres, more or less.

Tract No. BC-4, Parcel 2

That portion of the NE $\frac{1}{4}$ and Government Lots 1 and 2 of Section 9, Township 2 North, Range 7 East W. M., Skamania County, Washington, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 87.5 feet distant easterly from and 212.5 feet distant westerly from and parallel to the survey line of the Bonneville-Coulee transmission line, said survey line being particularly described as follows:

Beginning at the point of intersection of said survey line with the south line of the SE $\frac{1}{4}$ of said Section 9, said point being South 89°48'55" West a distance of 1371.92 feet from the southeast corner of said Section 9; thence running North 39°40'18" East a distance of 2142.45 feet to a point on the east line of the SE $\frac{1}{4}$ of said Section 9, said point being South 00°08'17" East, a distance of 1071.22 feet from the quarter section corner common to Sections 9 and 10, Township 2 North, Range 7 East, W. M. The above parcel contains 15.63 acres, more or less.