

Skamania County, WA  
Total:\$316.50  
DEED  
Pgs=14

**2024-001865**

12/19/2024 03:39 PM

Request of: CLARK COUNTY TITLE



**WHEN RECORDED RETURN TO:**

Jeff James

6 Big Buck Creek Rd.

White Salmon, WA 98672

**DOCUMENT TITLE(S)**

Bargain and Sale Deed

**GRANTOR(S):**

PACIFICORP, an Oregon Corporation

**GRANTEE(S):**

Jeffry R. James, Trustee of the James Living Trust Dated December 15, 2014

**ABBREVIATED LEGAL DESCRIPTION:**

PTN NE 1/4, SEC 2, T3N, R10EW

**TAX PARCEL NUMBER(S):**

03100200140900

**FULL LEGAL DESCRIPTIONS:**

See Attached Exhibit A

Skamania County  
Real Estate Excise Tax

37530

DEC 19 2024

PAID

\$ 82.99

Skamania County Treasurer

*Ms. Monaghan*

Deed

After recording, return to:  
Jeff James  
6 Big Buck Creek Rd.  
White Salmon, WA 98672

Send tax statements to:  
Jeff James  
6 Big Buck Creek Rd.  
White Salmon, WA 98672

Grantor: PACIFICORP, an Oregon corporation  
Grantee: Jeffry R. James, Trustee, of the James Living Trust dated December 15, 2014  
Assessor's Property Tax Parcel: 03100200140900, 03100200 50000  
Short Legal Description: CABIN SITE #9 NORTHWESTERN LAKE  
PTN NE 1/4 SEC 2 T3N R10E W *DM*

CL 27052

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Jeffry R. James, Trustee, of the James Living Trust dated December 15, 2014 ("Grantee"), the real estate described and depicted on Attachment 1 free of encumbrances created or suffered by Grantor, EXCEPT as specifically set forth in Attachment 2.

Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has the full right, power, and authority to execute this conveyance.

Dated: December 17, 2024.

Skamania County  
Real Estate Excise Tax

37530  
DEC 19 2024

PAID \$82.88  
Skamania County Treasurer  
*M. M. [Signature]*

PacifiCorp, an Oregon corporation

*Deanna Adams*  
Deanna Adams  
Director, Real Estate Transactions

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WA }  
COUNTY OF Clatsop } ss

This instrument was acknowledged before me on this 17<sup>th</sup> day of December 2024, 2024, by Deanna Adams, Director, Real Estate Transactions for PacifiCorp, an Oregon corporation.

[Seal] BLAKE LOKEN  
NOTARY PUBLIC #180542  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
OCTOBER 9, 2027

*[Signature]*  
Notary Public

My commission expires: October 09, 2027

Attachment 1  
Legal Description and Depiction of the Property  
CABIN SITE 9/LOT 9

**Parcel No. 03100200140900**

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 80°25'19" EAST, A DISTANCE OF 547.62 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF CABIN SITE 9 AS DEPICTED AND SHOWN ON AREA 1A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 21°34'55" EAST, 77.72 FEET TO A POINT;

THENCE SOUTH 13°27'21" WEST, 57.67 FEET TO A POINT;

THENCE SOUTH 40°38'21" WEST, 46.18 FEET TO A POINT;

THENCE NORTH 44°22'44" WEST, 29.34 FEET TO A POINT;

THENCE NORTH 37°48'22" WEST, 29.88 FEET TO A POINT;

THENCE NORTH 49°04'40" WEST, 37.96 FEET TO A POINT;

THENCE NORTH 51°55'18" WEST, 43.94 FEET TO A POINT;

THENCE NORTH 10°36'41" EAST, 26.34 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BIG BUCK CREEK ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 120.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 6°33'33" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°05'26" AN ARC DISTANCE OF 69.30 FEET TO A POINT OF TANGENCY;

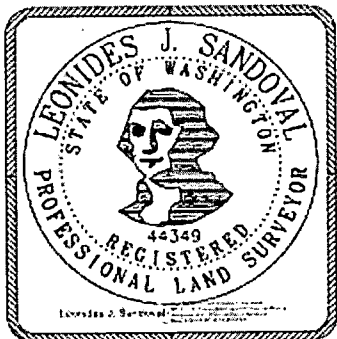
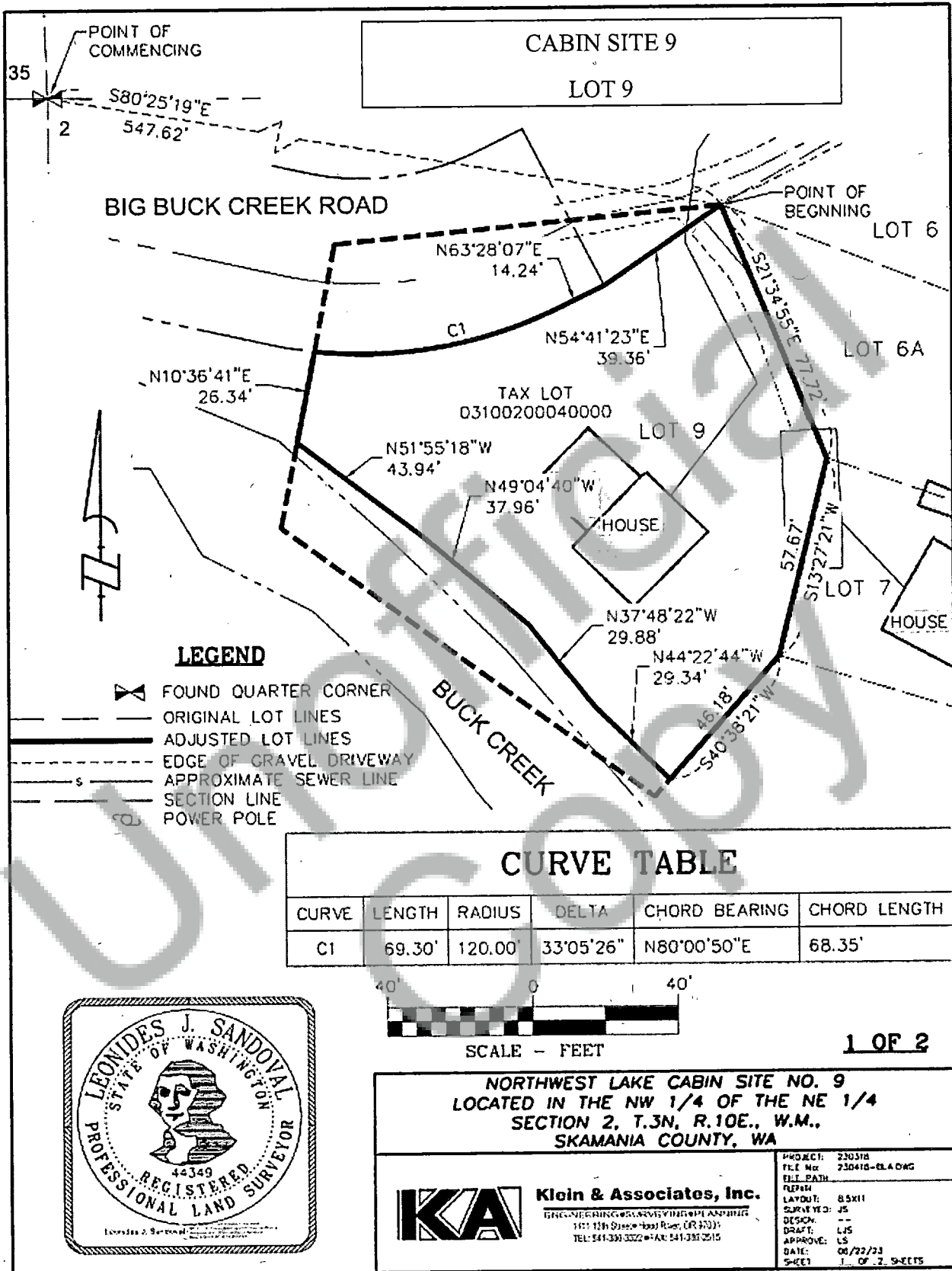
THENCE NORTH 63°28'07" EAST, 14.24 FEET TO A POINT;

THENCE NORTH 54°41'23" EAST, 39.36 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 12,521 SQUARE FEET MORE OR LESS.

Skamania County Assessor

Date 12/19/24 Parcel# 03100200140900  
Ptn 03100200150000



**AND A ONE-EIGHTH (1/8<sup>TH</sup>) UNDIVIDED INTEREST IN LOT 4S, PARCEL 03100200150000, AN INFRASTRUCTURE LOT, AS MORE PARTICULARLY DESCRIBED AND DEPICTED AS FOLLOWS:**

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;**

THENCE SOUTH 89°33'29" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 150.65 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 89°33'29" EAST, CONTINUING ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 489.37 FEET TO A POINT;

THENCE SOUTH 23°18'33" WEST, 39.61 FEET TO A POINT;

THENCE SOUTH 59°26'03" WEST, 22.18 FEET TO A POINT;

THENCE SOUTH 55°34'15" WEST, 34.70 FEET TO A POINT;

THENCE SOUTH 62°41'10" WEST, 41.21 FEET TO A POINT;

THENCE SOUTH 54°41'23" WEST, 39.36 FEET TO A POINT;

THENCE NORTH 26°31'53" WEST, 50.00 FEET TO A POINT;

THENCE SOUTH 63°28'07" WEST, 14.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 70.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'14" AN ARC DISTANCE OF 48.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 77°08'39" WEST, 156.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°46'10" AN ARC DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY;

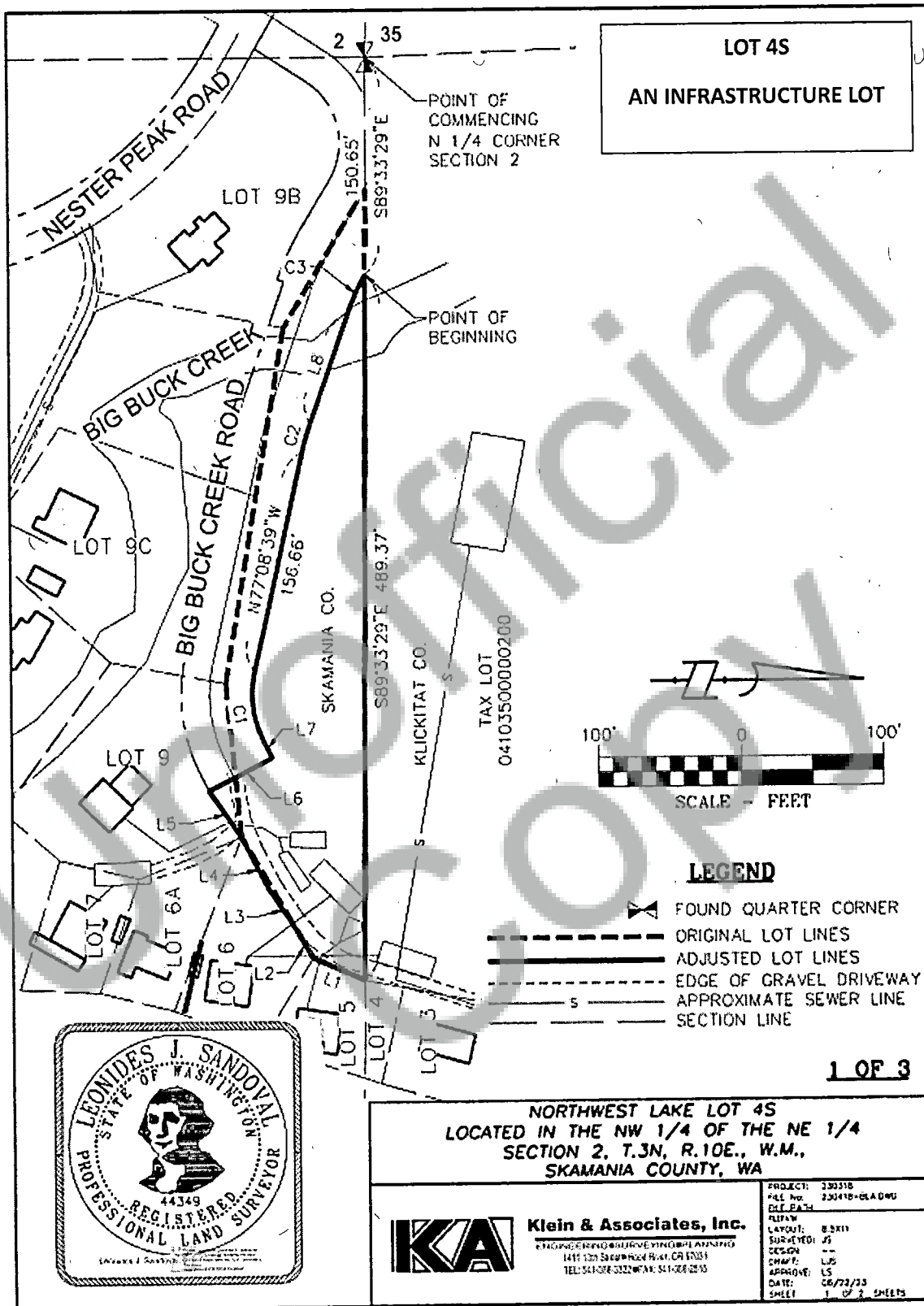
THENCE NORTH 70°22'29" WEST, 81.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°49'18" AN ARC DISTANCE OF 29.14 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION.

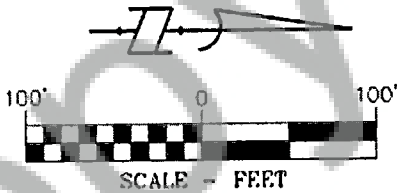
CONTAINING 27,438.54 SQUARE FEET, MORE OR LESS

**THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS 2, 3, AND 4 in KLUCKITAT COUNTY (WHICH MAY ALSO BE REFERRED TO AS LOTS 1, 2 AND 3) AND CABINS/LOTS 5, 6, 6A, 7 AND 9 in SKAMANIA COUNTY.**

Unofficial  
Copy



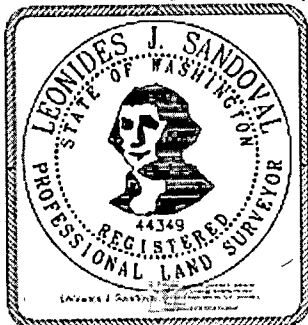
**LOT 4S**  
**AN INFRASTRUCTURE LOT**



**LEGEND**

- FOUND QUARTER CORNER
- ORIGINAL LOT LINES
- ADJUSTED LOT LINES
- EDGE OF GRAVEL DRIVEWAY
- APPROXIMATE SEWER LINE
- SECTION LINE

**1 OF 3**



**NORTHWEST LAKE LOT 4S**  
**LOCATED IN THE NW 1/4 OF THE NE 1/4**  
**SECTION 2, T.3N, R.10E., W.M.,**  
**SKAMANIA COUNTY, WA**



**Klein & Associates, Inc.**

REGISTERED SURVEYORS & PLANNERS  
 1415 1205 S. BROADWAY, SUITE 100  
 TEL: 509-325-3322 FAX: 509-325-3323

PROJECT: 330316  
 FILE No: 200410-BLA.DWG  
 DATE: 08/23/04  
 DESIGNED: BSK  
 SURVEYED: JS  
 CHECKED: LJS  
 APPROVED: LS  
 DATE: 06/23/05  
 SHEET: 1 OF 3 SHEETS

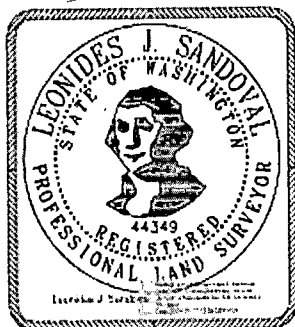


### LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S23°18'33"W	39.61
L2	S59°26'03"W	22.18
L3	S55°34'15"W	34.70
L4	S62°41'10"W	41.21
L5	S54°41'23"W	39.36
L6	N26°31'53"W	50.00
L7	S63°28'07"W	14.24
L8	N70°22'29"W	81.56

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.12'	70.00'	39°23'14"	S83°09'44"W	47.18'
C2	20.09'	170.00'	6°46'10"	N73°45'34"W	20.07'
C3	29.14'	170.00'	9°49'18"	N65°27'50"W	29.11'



2 OF 3

NORTHWEST LAKE LOT 45  
LOCATED IN THE NW 1/4 OF THE NE 1/4  
SECTION 2, T.3N, R.10E., W.M.,  
SKAMANIA COUNTY, WA



Klein & Associates, Inc.

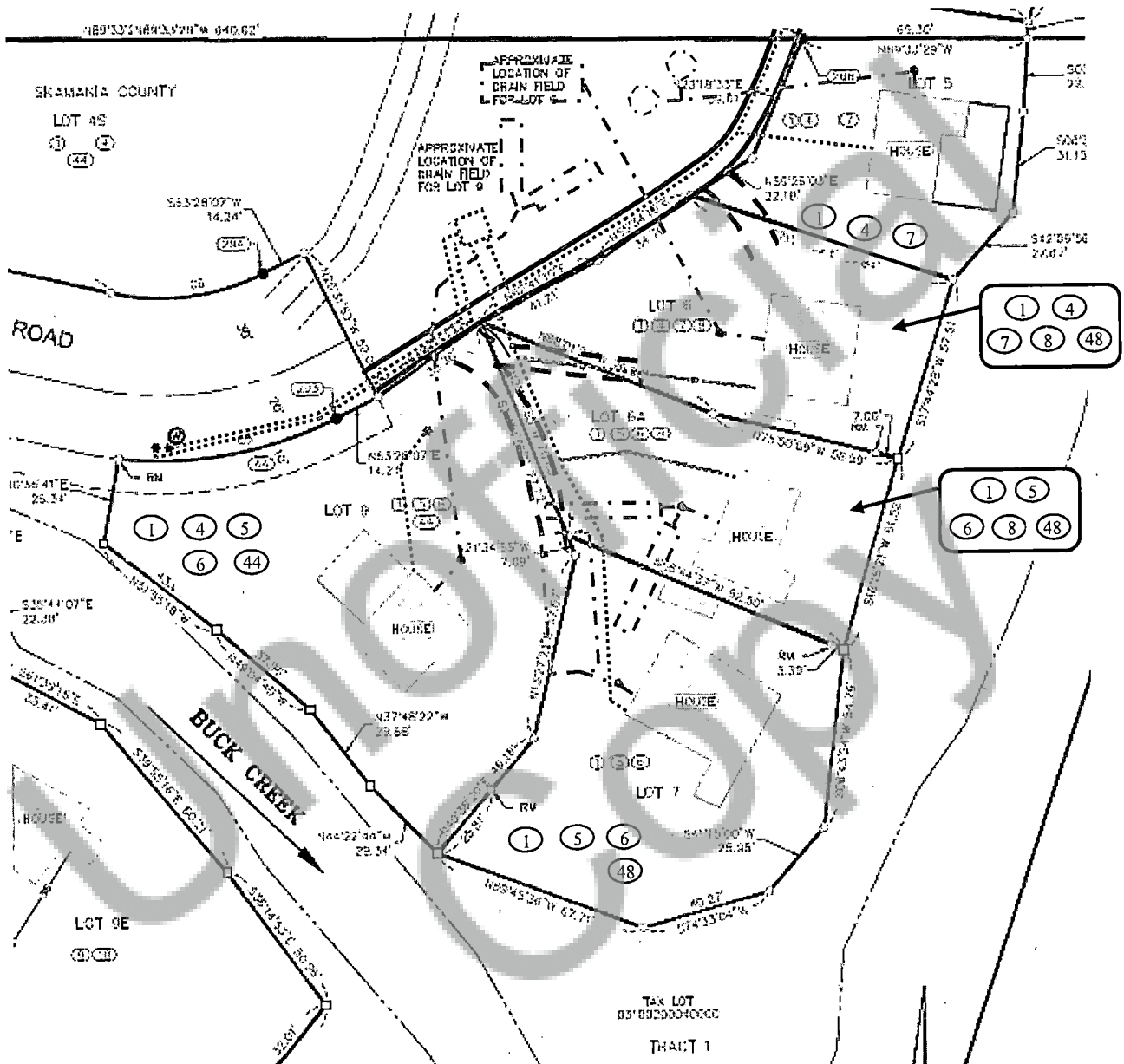
1115 525 5TH AVE SE, SUITE 200  
TACOMA, WA 98402  
TEL: 252-3333 FAX: 252-3333

PROJECT: 730310  
FILE NO: 730410-GLADNG  
EILEE: EACB  
ELEV: 1000  
LAYOUT: 2.5X11  
SURVEYED: JS  
DESIGN: --  
CHECK: LS  
APPROVE: LS  
DATE: 06/27/23  
SHEET: 1 OF 2 SHEETS



## Attachment 2

### Part 1-- Road and Utility Easements Lots 4S, 5, 6, 6A, 7 & 9



Access Road

Driveway

Septic Line/Tank/Dry Well/Drain Field

Domestic Water Line/Well/Pumphouse

*Utility/Road locations are approximate and for illustrative purposes only.*

Seller conveys this property specifically subject to the following:

- 1 A 14.00 foot wide private access and utility easement over the existing access road known as Big Buck Creek Road from the intersection of Anderson Road to a vehicle turnaround located on the North Side of Lot 1. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of those lots adjoining said access road.
- 4 A sewer line and drain field easement located on Lot 4S for the use and Benefit of Lots 5, 6 and 9 to access and maintain their respective drain fields.
- 5 A 14.00 foot wide shared private access driveway located along the common line between Lots 6A, 7 and 9, for the use and benefit of Lots 6A, 7 and 9.
- 6 A sewer line and drain field easement located on a portion of Lots 6A, 7 and 9, for the use and benefit of lots 6A, and 7 to access and maintain the drain fields and sewer lines.
- 44 A 10.00 foot wide road Right-of-Way easement on Lots 9, 9B and Tract 1, along the south Right-of-Way of Big Buck Creek Road to create a total Right-of-Way width of 60.00 feet.

**ATTACHMENT 2**  
**PART 2—ENCUMBRANCES OF RECORD**

1. GENERAL TAXES AND POTENTIAL SUPPLEMENTAL ASSESSMENTS, INCLUDING OTHER AMOUNTS DUE THEREUNDER, WHICH RESULTS FROM ANY CHANGE IN TAX EXEMPT STATUS. THE LAND IS CURRENTLY CARRIED ON THE TAX ROLLS AS EXEMPT FROM TAXES. ON THE DATE OF A CONVEYANCE OR CHANGE IN USE WHICH REMOVES IT FROM EXEMPT STATUS, THE LAND WILL BECOME SUBJECT TO GENERAL PROPERTY TAXES FROM THAT DATE FORWARD.

IN ADDITION, SUPPLEMENTAL ASSESSMENTS FOR GENERAL PROPERTY TAXES FOR PRIOR YEARS MAY ALSO BE LEVIED AGAINST THE LAND. FOR FURTHER INFORMATION REGARDING THE ABOVE, CONTACT THE COUNTY COMPTROLLER.

TAX ACCOUNT NO.: 03100200140900 AND PTN 0310020015000

2. ANY AND ALL RECORDED OR UNRECORDED LEASEHOLDS, DEEDS, DEEDS OF TRUST, PERMITS, BILLS OF SALE OR CONTRACTS, IF ANY; AND RIGHTS OF VENDORS AND HOLDERS OF A SECURITY INTEREST ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND R RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
3. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 26, 1990, IN BOOK 3 OF SURVEYS AT PAGE 42, SKAMANIA COUNTY.
4. MATTERS SET FORTH BY SURVEY RECORDED JUNE 7, 1999, IN BOOK 3 OF SURVEYS AT PAGE 299-307, SKAMANIA COUNTY.
5. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 15, 2022, IN AS AFN 2022-001895, SKAMANIA COUNTY.
6. RIGHTS AND PRIVILEGES AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. BOOK N, PAGE 217.
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: NORTHWESTERN ELECTRIC COMPANY  
PURPOSE: RIGHT OF WAY FOR CANALS AND DITCHES CONSTRUCTED  
RECORDED: August 25, 1914  
AUDITOR'S FILE NO.: BOOK P, PAGE 83  
AREA AFFECTED: SAID PREMISES

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A WASHINGTON CORPORATION  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION  
AUDITOR'S FILE NO.: BOOK P, PAGE 462  
AREA AFFECTED: SAID PREMISES
9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: RIGHT OF WAY  
RECORDED: October 01, 1934  
AUDITOR'S FILE NO.: BOOK X, PAGE 630
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: RIGHT OF WAY  
AUDITOR'S FILE NO.: BOOK 83, PAGE 802  
AREA AFFECTED: SAID PREMISES
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST  
RECORDED: August 12, 1985  
AUDITOR'S FILE NO.: BOOK 85, PAGE 75  
AREA AFFECTED: SAID PREMISES
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN OREGON CORPORATION  
PURPOSE: OVERHEAD AND UNDERGROUND COMMUNICATION FACILITIES  
AUDITOR'S FILE NO.: BOOK 101, PAGE 250  
AREA AFFECTED: SAID PREMISES
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST  
PURPOSE: COMMUNICATION FACILITIES  
AREA AFFECTED: SAID PREMISES  
AUDITOR'S FILE NO.: BOOK 127, PAGE 416
14. RESOLUTION NO. 1997-41 AND THE TERMS AND CONDITIONS THEREOF,  
RECORDED UNDER AUDITOR'S FILE NO. BOOK 167 PAGE 681.
15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: PEDESTRIAN  
RECORDED: July 09, 1997  
AUDITOR'S FILE NO.: BOOK 167, PAGE 688  
AREA AFFECTED: SAID PREMISES

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: NORTHWESTERN LAKE DEVELOPMENT HOMEOWNERS' ASSOCIATION  
PURPOSE: NONEXCLUSIVE EASEMENT  
AUDITOR'S FILE NO.: BOOK 172, PAGE 389  
AREA AFFECTED: NORTHEAST QUARTER AND SOUTHWEST QUARTER
17. ORDINANCE NO. 2000-02 AND THE TERMS AND CONDITIONS THEREOF,  
RECORDED MAY 17, 2000 UNDER AUDITOR'S FILE NO. BOOK 199, PAGE 299.
18. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN OREGON CORPORATION  
PURPOSE: COMMUNICATIONS SYSTEM RIGHT OF WAY  
RECORDED: November 22, 2005  
AUDITOR'S FILE NO.: 2005159602  
AREA AFFECTED: SAID PREMISES
19. WATER USERS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF,  
RECORDED December 03, 2009 UNDER AUDITOR'S FILE NO. 2009174436.
20. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: RIGHT OF FIRST REFUSAL  
RECORDED: June 22, 2010  
AUDITOR'S FILE NO.: 2010175786  
MEMORANDUM OF TERMINATION RECORDED UNDER AUDITOR'S FILE NO. 2024001721.
21. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: SHARED WELL AGREEMENT OF THE MEMBERSHIP OF LAKE SHORE WATER DISTRICT  
RECORDED: August 30, 2011  
AUDITOR'S FILE NO.: 2011178952
22. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303
23. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO.: 2024001719
24. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: TRAIL EASEMENT  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO: 2024001720

25. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WHITE SALMON RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
26. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT 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.
27. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE WHITE SALMON RIVER IF SAID RIVER IS NAVIGABLE.
28. LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF THE FAILURE OF THE LAND TO CONSTITUTE A LAWFULLY CREATED PARCEL ACCORDING TO THE STATE OF WASHINGTON SUBDIVISION STATUTES AND THE SUBDIVISION ORDINANCES OF THE COUNTY OF SKAMANIA APPLICABLE TO THE LAND.
29. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
30. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
31. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001300 and 2024001298.