

After recording, return to:

Kelly Jo Murphy  
1315 SE 116th Court  
Vancouver, WA 98683

Send tax statements to:

Kelly Jo Murphy  
1315 SE 116th Court  
Vancouver, WA 98683

Skamania County  
Real Estate Excise Tax

37576  
JAN 13 2025

PAID

\$ 53.71

Skamania County Treasurer  
*M. Bragdon Deputy*

Skamania County, WA

Total: \$315.50

DEED

Pgs=13

Request of: KELLY JO MURPHY

2025-000063

01/13/2025 02:28 PM



00020316202500000630130137

Grantor: PACIFICORP, an Oregon corporation

Grantee: Kelly Jo Murphy and Gregory S. Ellsworth

Assessor's Property Tax Parcel: 03100200140600 and PTN 0310020015000 *om*

Short Legal Description: CABIN SITE #6 NORTHWESTERN LAKE

### BARGAIN AND SALE DEED

**PACIFICORP, an Oregon corporation**, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Kelly Jo Murphy, an unmarried person and Gregory S. Ellsworth, an unmarried person, as joint tenants with right of survivorship, and not as community property or as tenants in common, ("Grantees"), 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.

Accepted and Approved:

*Kelly Jo Murphy*  
Kelly Jo Murphy

*Gregory S. Ellsworth*  
Gregory S. Ellsworth

PacificCorp, an Oregon corporation

*Deanna Adams*  
Deanna Adams

Director, Real Estate Transactions

Dated: December 26, 2024

Signatures need not be acknowledged

### REPRESENTATIVE ACKNOWLEDGEMENT

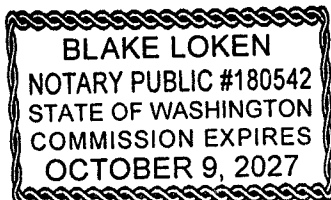
STATE OF WA

}  
} ss

COUNTY OF Clark

This instrument was acknowledged before me on this 26<sup>th</sup> day of December, 2024, by **Deanna Adams, Director, Real Estate Transactions for PacificCorp, an Oregon corporation**.

Seal



*[Signature]*  
Notary Public

My commission expires: October 09, 2027

**Attachment 1**  
**Legal Description and Depiction of the Property**  
**CABIN SITE 6/LOT 6**

**03100200140600**

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 86°12'52" EAST, A DISTANCE OF 625.69 FEET TO THE NORTHERLY MOST NORTHWEST CORNER OF CABIN SITE 6 AS DEPICTED AND SHOWN ON AREA 1A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP.

THENCE SOUTH 59°26'03" WEST, A DISTANCE OF 22.18 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 71°30'59" EAST, 84.84 FEET TO A POINT;

THENCE SOUTH 17°44'28" WEST, 57.51 FEET TO A POINT;

THENCE NORTH 75°50'09" WEST, 58.59 FEET TO A POINT;

THENCE NORTH 68°01'23" WEST, 76.97 FEET TO A POINT;

THENCE NORTH 62°41'10" EAST, 41.21 FEET TO A POINT;

THENCE NORTH 55°34'15" EAST, 34.70 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 6,534 SQUARE FEET MORE OR LESS.

Skamania County Assessor 

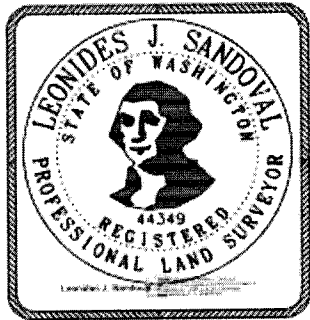
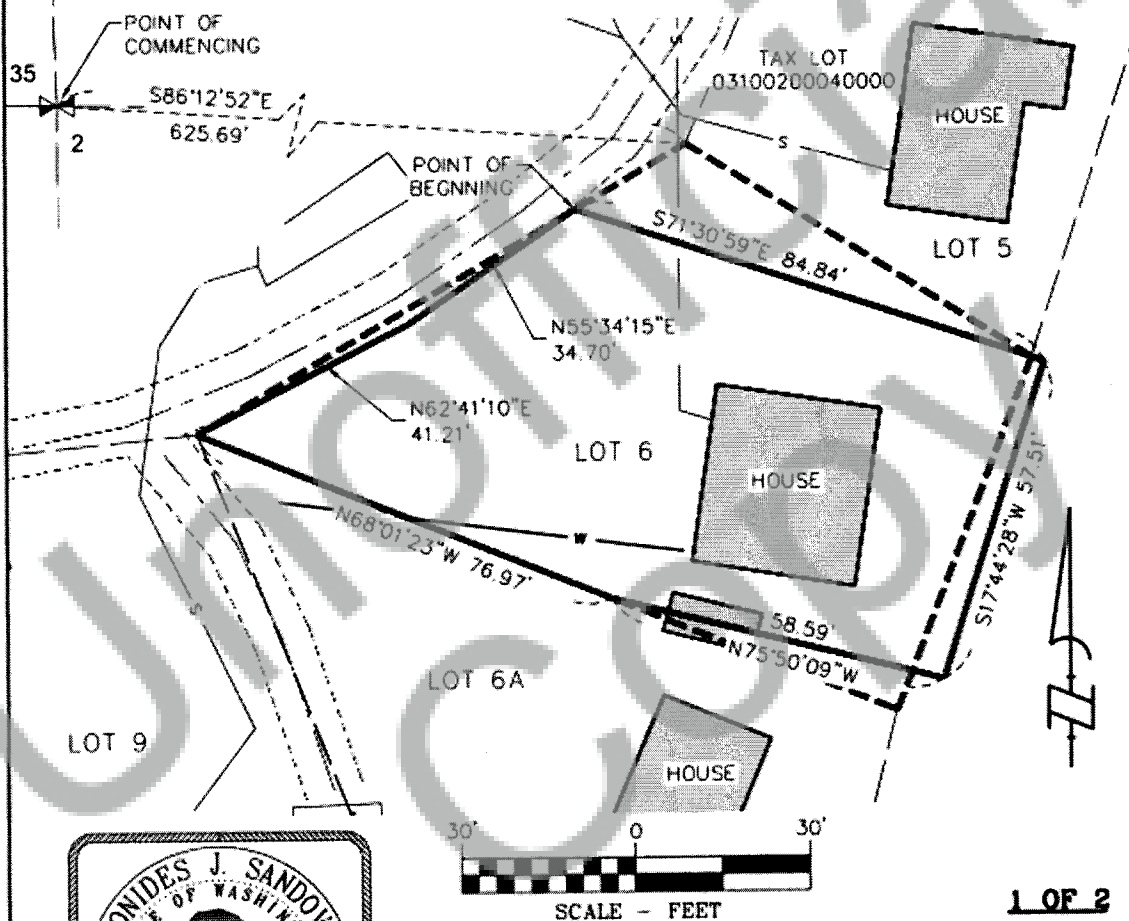
Date 1/13/25 Parcel# 03100200140600

pino 03100200150000

CABIN 6  
LOT 6

**LEGEND**

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



**NORTHWEST LAKE CABIN SITE NO. 6**  
**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.**  
 ENGINEERING, SURVEYING, PLANNING  
 1411 13th Street, Skamania County, WA 98701  
 TEL: 509-386-3322 FAX: 509-386-2015

PROJECT: 230318  
 FILE No: 230418-BLA.DWG  
 DATE: 06/22/23  
 SHEET: 1 OF 2 SHEETS

**AND A ONE-EIGHTH (1/8<sup>TH</sup>) UNDIVIDED INTEREST IN LOT 4S, PARCEL 3100200150000, 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;

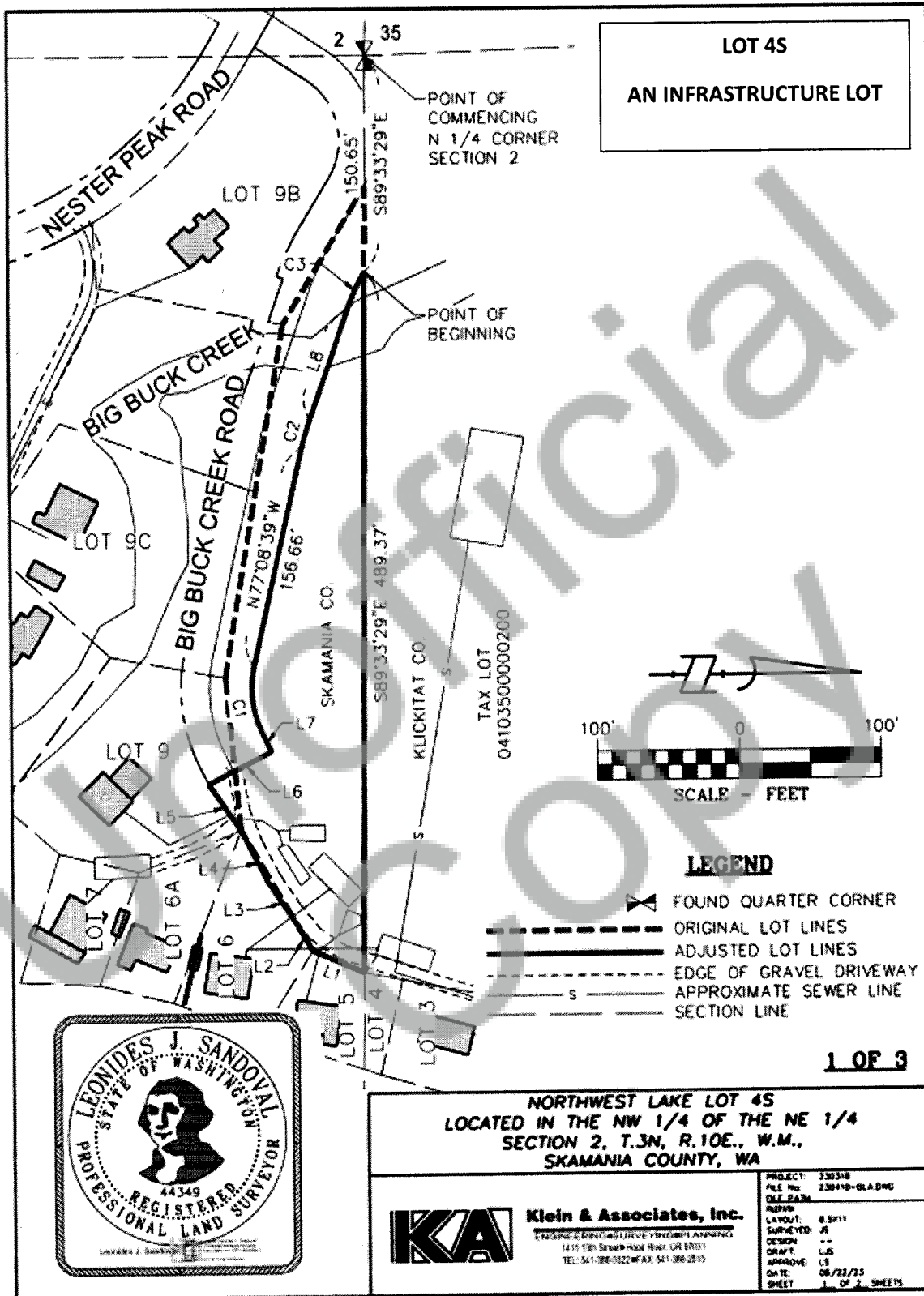
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°46'10" AN ARC DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY;

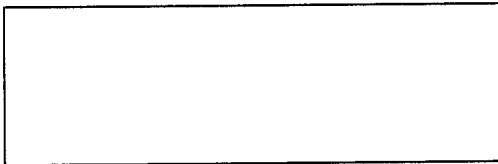
THENCE NORTH 70°22'29" WEST, 81.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;

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 KLINKITAT 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.**



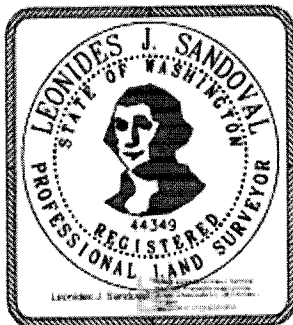


### LINE TABLE

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

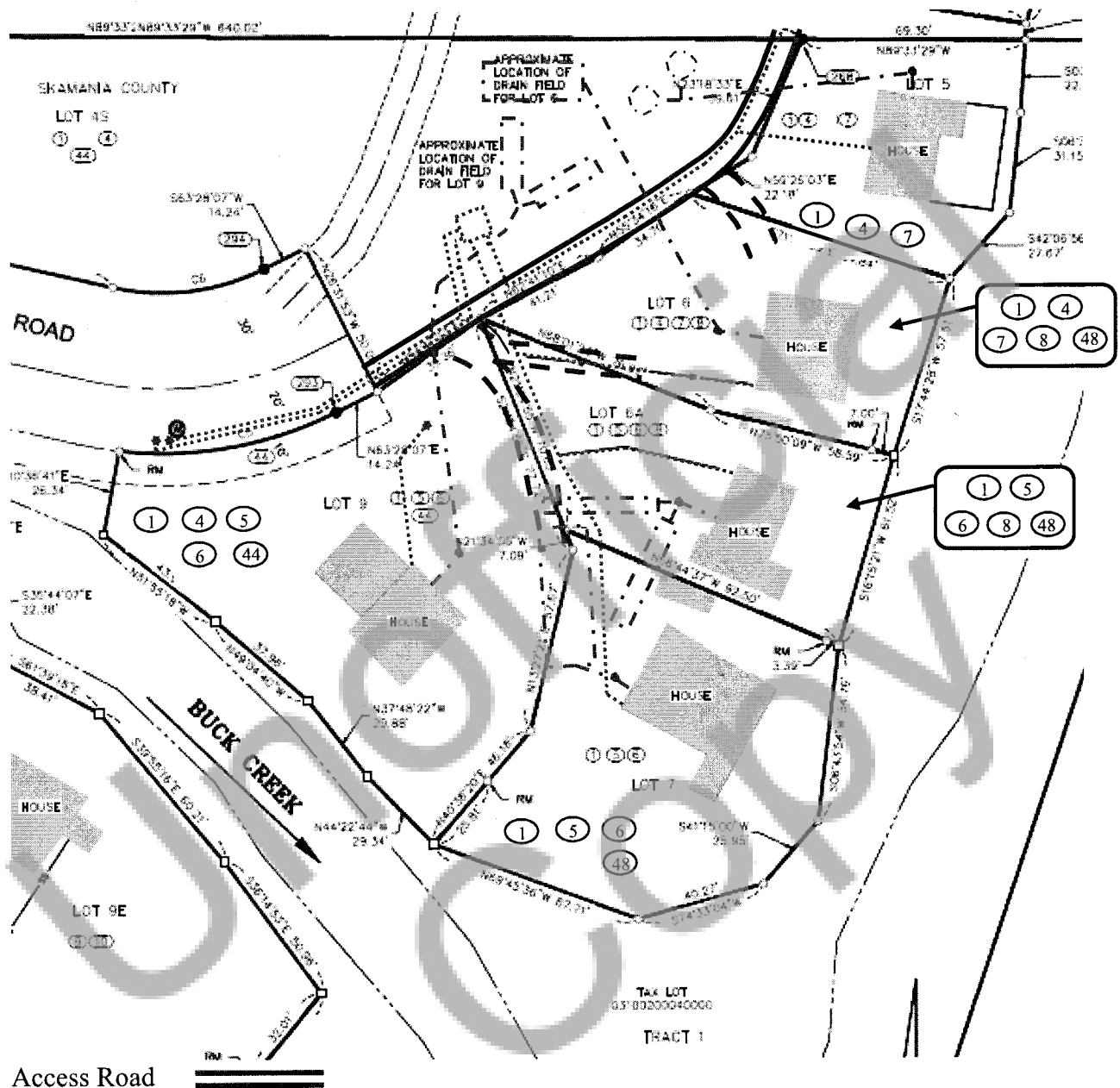
NORTHWEST LAKE LOT 4S  
LOCATED IN THE NW 1/4 OF THE NE 1/4  
SECTION 2, T.3N, R.10E., W.M.,  
SKAMANIA COUNTY, WA



**Klein & Associates, Inc.**  
SURVEYING • ENGINEERING • ARCHITECTURAL PLANNING  
1411 13th Street, NE, Seattle, WA 98102  
TEL: 206-328-0022 FAX: 206-328-0025

PROJECT: 230318  
FILE NO: 230418-BLA.DWG  
DESIGN: J.S.  
LAYOUT: J.S.  
SURVEYED: J.S.  
DESIGN: J.S.  
CHECKED: J.S.  
DATE: 06/22/23  
SHEET: 1 OF 2 SHEETS

**Attachment 2**  
**Part 1-- Road and Utility Easements**  
**Lots 4S, 5, 6, 6A, 7 & 9**



*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.
- 7 Lot 5 grants an easement to Lot 6 for vehicle access across the southwest corner of Lot 5
- 8 Lot 6A grants an easement to Lot 6 for vehicle access across the northwest corner of Lot 6A.
- 48 A shared utility easement over the existing utilities, located on Lots 6, 6A & 7 for the benefit of Lots 6, 6A & 7 to access and maintain the underground domestic water supply lines.

**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.: 03100200140600 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 CONDITIOSN THERESOF,  
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.