

Skamania County, WA  
Total: \$314.50  
DEED  
Pgs=12

2025-000369

03/12/2025 10:41 AM

Request of: CLARK COUNTY TITLE

00020733202500003690120126

**After recording, return to:**

Amy Renee Gray and John Michael Gray  
1717 NE 24<sup>th</sup> Ave  
Portland, OR 97210

**Send tax statements to:**

Amy Renee Gray and John Michael Gray  
1717 NE 24<sup>th</sup> Ave  
Portland, OR 97210

Grantor: PACIFICORP, an Oregon corporation

Grantee: Amy Renee Gray and John Michael Gray

Assessor's Property Tax Parcel: 03100200143800 and PTN OF 03100200148400 *om*

Short Legal Description: CABIN SITE #38 NORTHWESTERN LAKE and PTN LOT #46 NWL LAKE

**BARGAIN AND SALE DEED**

**PACIFICORP, an Oregon corporation**, ("Grantor"), for valuable consideration, bargains, sells, and conveys to **Amy Renee Gray and John Michael Gray, a married couple** ("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: 2/21, 2025.

Skamania County  
Real Estate Excise Tax

37664

MAR 12 2025

PAID \$158.67  
Skamania County Treasurer  
*Mel Monaghan Deputy*

PacificCorp, an Oregon corporation

*Deanna Adams*

Deanna Adams

Director, Real Estate Transactions

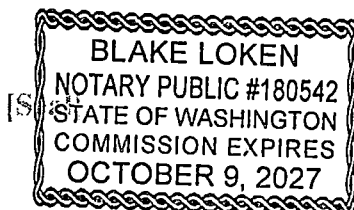
**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF WASHINGTON }

} ss

COUNTY OF CLARK }

This instrument was acknowledged before me on this 21<sup>st</sup> day of February, 2025, by **Deanna Adams, Director, Real Estate Transactions for PacificCorp, an Oregon corporation**.



*[Signature]*  
Notary Public

My commission expires: October 09, 2027

**Attachment 1**

**Legal Description and Depiction of the Property**

**CABIN SITE 38/LOT 38**

**Parcel No 03100200143800**

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

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

THENCE NORTH 45°46'25" EAST, A DISTANCE OF 194.84 FEET TO THE WESTERLY MOST CORNER OF LOT 37, AS DEPICTED AND SHOWN ON AREA 3A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 59°59'16" EAST, 142.33 FEET TO A POINT;

THENCE SOUTH 27°16'44" EAST, 84.20 FEET TO A POINT;

THENCE NORTH 88°04'33" WEST, 109.14 FEET TO A POINT;

THENCE NORTH 59°24'38" WEST, 82.17 FEET TO A POINT;

THENCE NORTH 49°01'02" WEST, 76.35 FEET TO A POINT;

THENCE NORTH 6°22'39" EAST, 88.99 FEET TO A POINT;

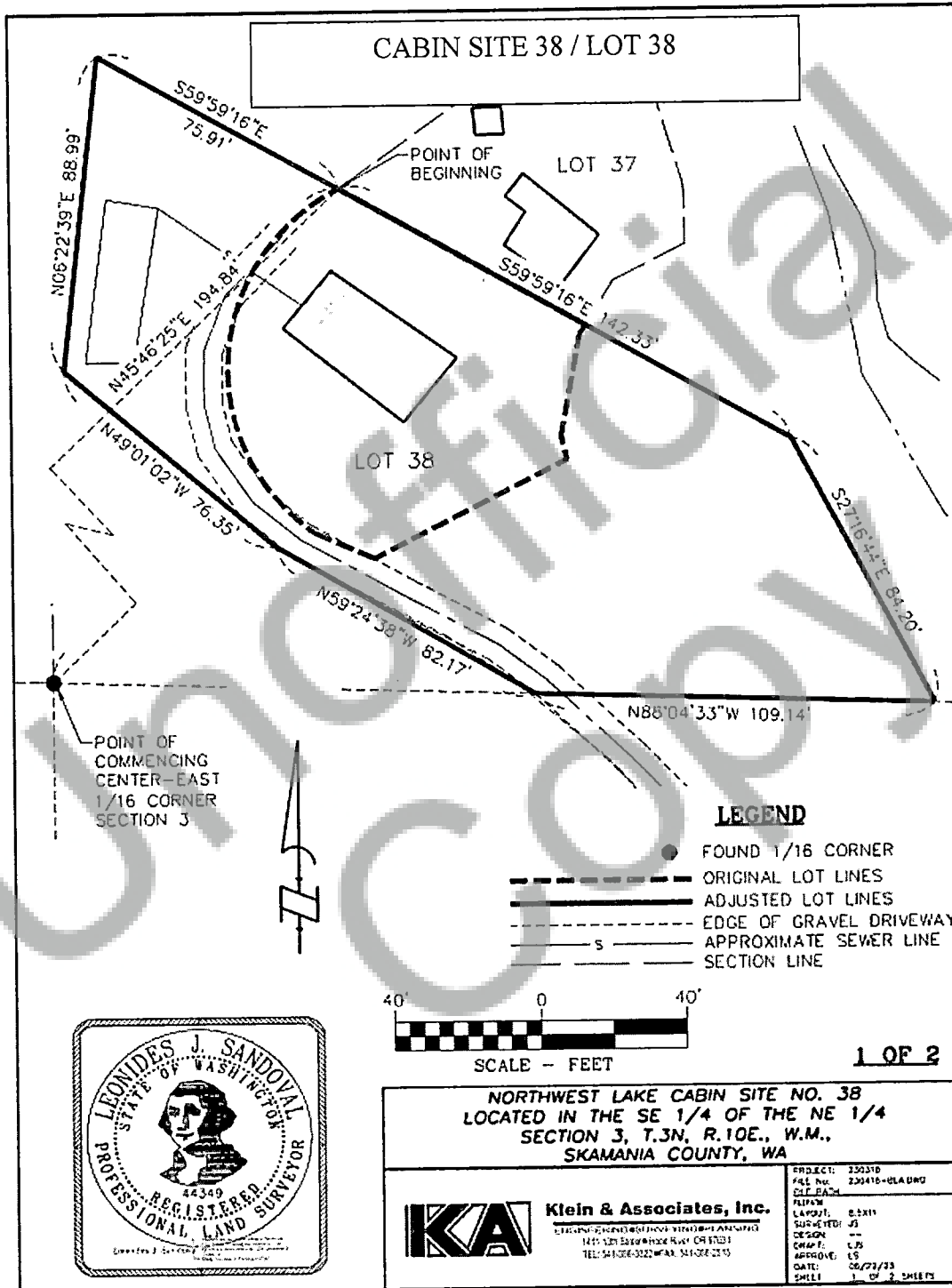
THENCE SOUTH 59°59'16" EAST, 75.91 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 21,280 SQUARE FEET, MORE OR LESS.

Skamania County Assessor *OM*

Date 3/12/25 Parcel# 03100200143800  
Ptn of 03100200148400

# CABIN SITE 38 / LOT 38



**AND A ONE-NINTH (1/9th) UNDIVIDED INTEREST IN LOT 46, PARCEL NO. 03100200148400, AN INFRASTRUCTURE LOT, AS MORE PARTICULARLY DESCRIBED AND DEPICTED AS FOLLOWS:**

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, 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 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 29°29'49" EAST, A DISTANCE OF 154.86 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 62°38'43" EAST, 86.32 FEET TO A POINT;

THENCE SOUTH 77°32'17" EAST, 99.02 FEET TO A POINT;

THENCE SOUTH 26°53'52" EAST, 83.93 FEET TO A POINT;

THENCE SOUTH 16°03'55" WEST, 49.33 FEET TO A POINT;

THENCE SOUTH 80°12'15" WEST, 44.94 FEET TO A POINT;

THENCE SOUTH 64°45'58" WEST, 45.34 FEET TO A POINT;

THENCE SOUTH 16°26'34" WEST, 22.01 FEET TO A POINT;

THENCE SOUTH 48°04'40" EAST, 77.86 FEET TO A POINT;

THENCE NORTH 85°49'13" EAST, 46.43 FEET TO A POINT;

THENCE SOUTH 17°52'41" WEST, 18.77 FEET TO A POINT;

THENCE SOUTH 76°40'32" WEST, 47.55 FEET TO A POINT;

THENCE SOUTH 12°02'40" WEST, 55.28 FEET TO A POINT;

THENCE NORTH 80°59'28" WEST, 26.39 FEET TO A POINT;

THENCE SOUTH 28°17'49" WEST, 14.74 FEET TO A POINT;

THENCE SOUTH 48°30'13" WEST, 73.98 FEET TO A POINT;

THENCE SOUTH 56°38'45" WEST, 47.78 FEET TO A POINT;

THENCE NORTH 21°33'05" WEST, 15.97 FEET TO A POINT;

THENCE SOUTH 66°03'21" WEST, 117.01 FEET TO A POINT;

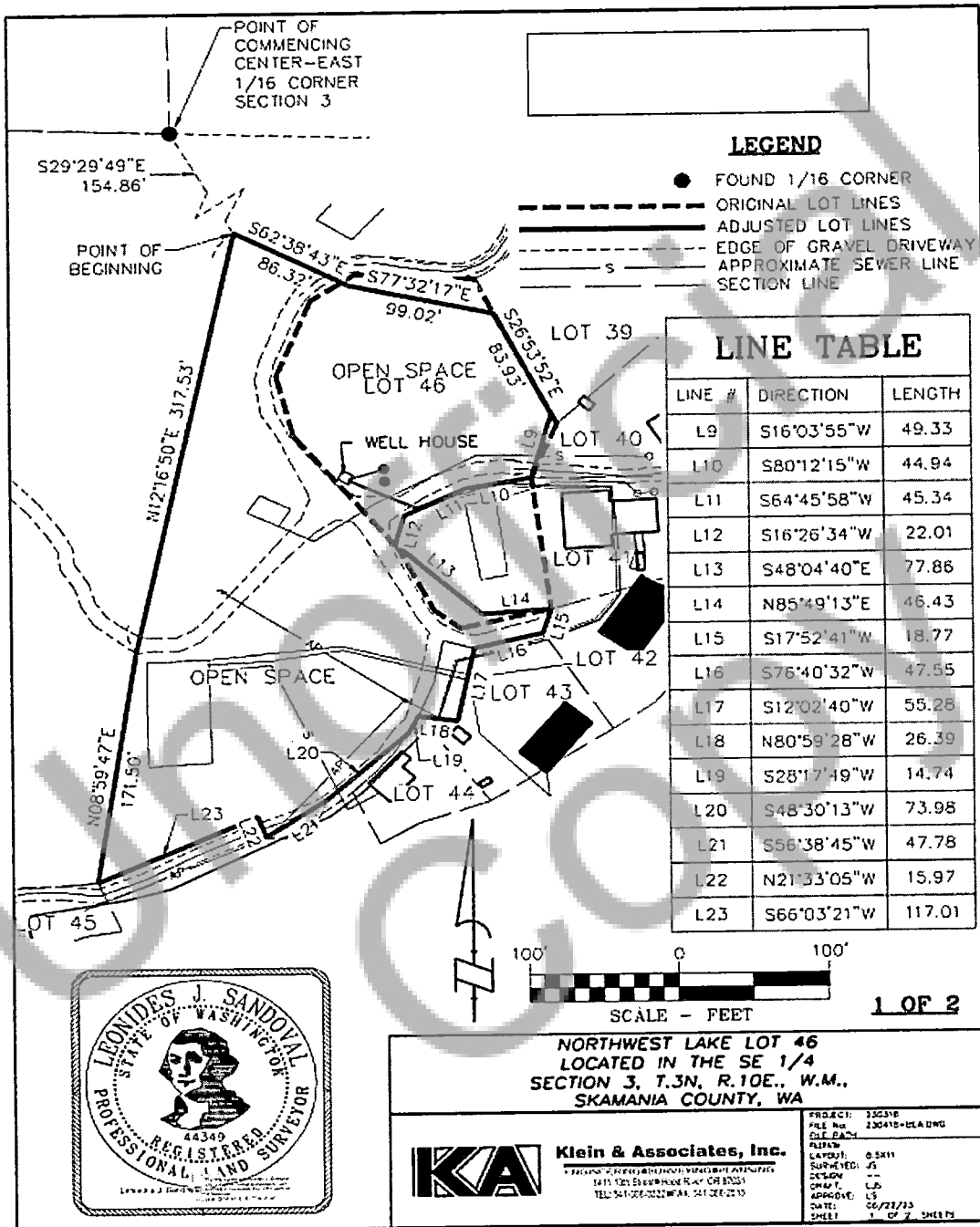
THENCE NORTH 08°59'47" EAST, 171.50 FEET TO A POINT;

THENCE NORTH 12°16'50" EAST, 317.53 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 83,053 SQUARE FEET, MORE OR LESS.

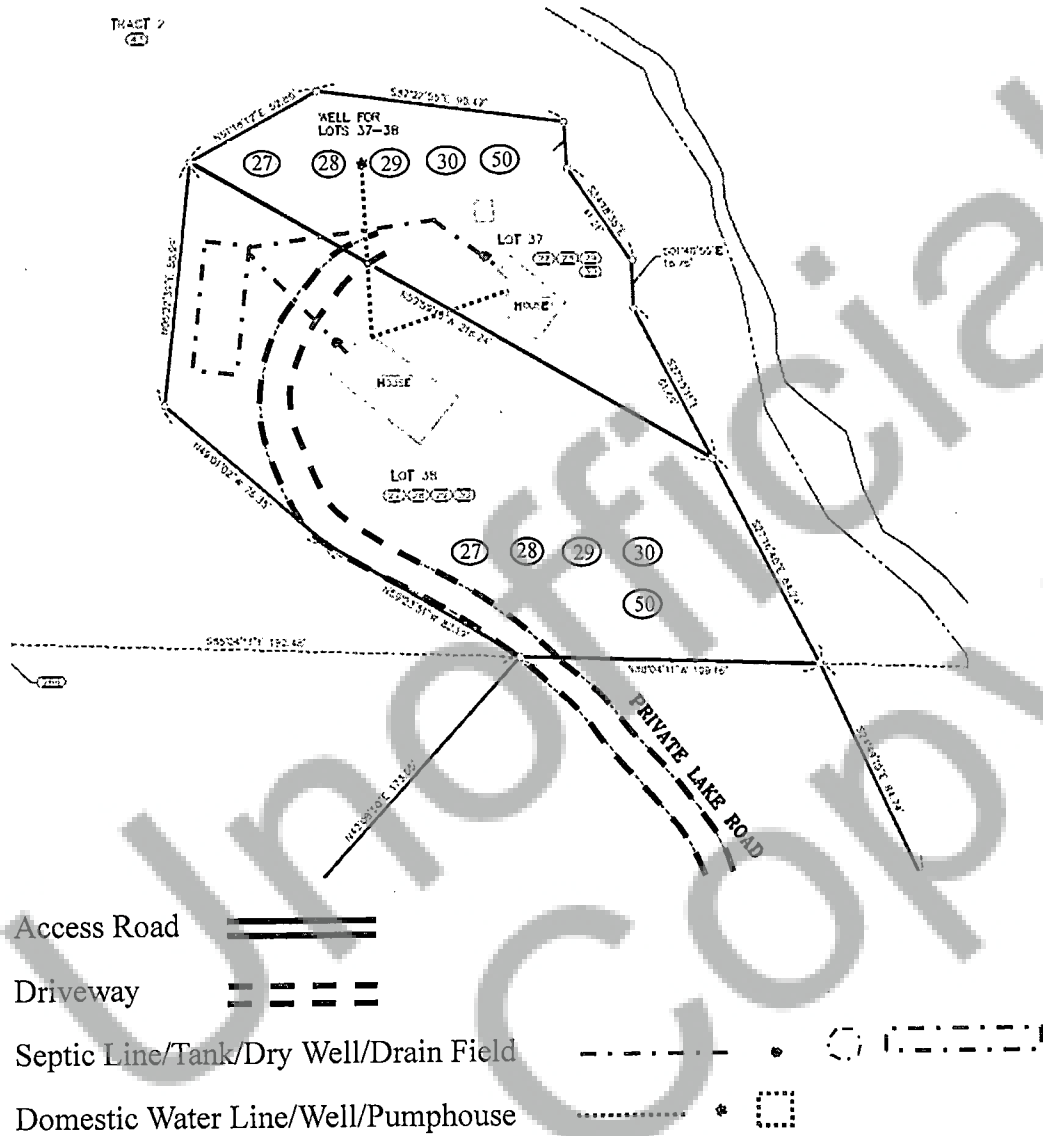
**THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS/LOTS 37, 38, 39, 40, 41, 42, 43, 44 AND 45.**

Unofficial  
Copy



## Attachment 2

### Part 1-- Road and Utility Easements Lots 37 & 38



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

Seller conveys this property specifically subject to the following:

- 27 An easement for a shared well located on Lot 37 for the use and benefit of Lots 37 and 38 to access and maintain their joint well.
- 28 An easement for a shared dock located on Lot 37 for the use and benefit of Lots 37 and 38 to access and maintain their joint use dock.
- 29 An easement for a shared drain field located on Lot 38, for the use and benefit of Lots 37 and 38 to access and maintain their joint use drain field.
- 30 A 14.00 foot wide shared private access and utility easement over the existing access roadway known as Private Lake Road, located on Lots 37, 38, 39 and 46, extending from Lakeview Road to Lot 37. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of Lots 37-45.
- 50 A shared utility easement over the existing utilities, located on Lots 37 & 38 for the benefit of Lots 37 & 38 to access and maintain the well water pressure tank (at Lot 38) and 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.: 03100200143800 AND PTN 03100200148400

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. 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.
20. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303
21. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO.: 2024001719
22. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: TRAIL EASEMENT  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO: 2024001720
23. 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.
24. 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.

25. 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.
26. 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.
27. 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.
28. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
29. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001304 and 2024001302.