

Skamania County, WA  
Total:\$312.50  
DEED  
Pgs=10

2025-000745

05/19/2025 04:34 PM

Request of: CLARK COUNTY TITLE



00021283202600007450100106

**When recorded return to:**

Alexis Koenings  
18 Big Buck Creek Road  
White Salmon, WA 98672

**DOCUMENT TITLE(S)**

Bargain and Sale Deed

**GRANTOR(S)**

PACIFICORP, an Oregon corporation

**GRANTEE(S)**

Alexis Koenings, an unmarried person

Skamania County  
Real Estate Excise Tax

37759

MAY 19 2025

PAID \$ 21.77

Skamania County Treasurer  
*KSA Deputy*

**ABBREVIATED LEGAL DESCRIPTION**

PTN LOT 4S NORTHWESTERN LAKE

**TAX PARCEL NUMBER(S)**

03100200150000

Skamania County Assessor

Date 5-19-25 Parcel# 03100200150000  
*LM*

After recording, return to:  
Alexis Koenings  
18 Big Buck Creek Road  
White Salmon, WA 98672

Send tax statements to:  
Alexis Koenings  
18 Big Buck Creek Road  
White Salmon, WA 98672

Grantor: PACIFICORP, an Oregon corporation  
Grantee: Alexis Koenings

Assessor's Property PTN OF 0310020015000  
Short Legal Description: PTN LOT 4S NORTHWESTERN LAKE

Skamania County  
Real Estate Excise Tax

37759

MAY 19 2025

PAID \$ 21.77  
KWA, Deputy  
Skamania County Treasurer

### BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Alexis Koenings, an unmarried person ("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 this 28<sup>th</sup> day of April 2025.

Skamania County Assessor

Date 5-19-25 Parcel# 03100200150000  
LM

PacificCorp, an Oregon corporation

Deanna Adams  
Deanna Adams  
Director, Real Estate Transactions

### REPRESENTATIVE ACKNOWLEDGEMENT

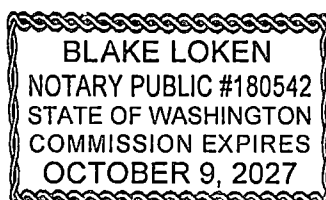
STATE OF WASHINGTON }

} ss

COUNTY OF CLARK }

This instrument was acknowledged before me on this 28<sup>th</sup> day of April 2025, 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

**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;

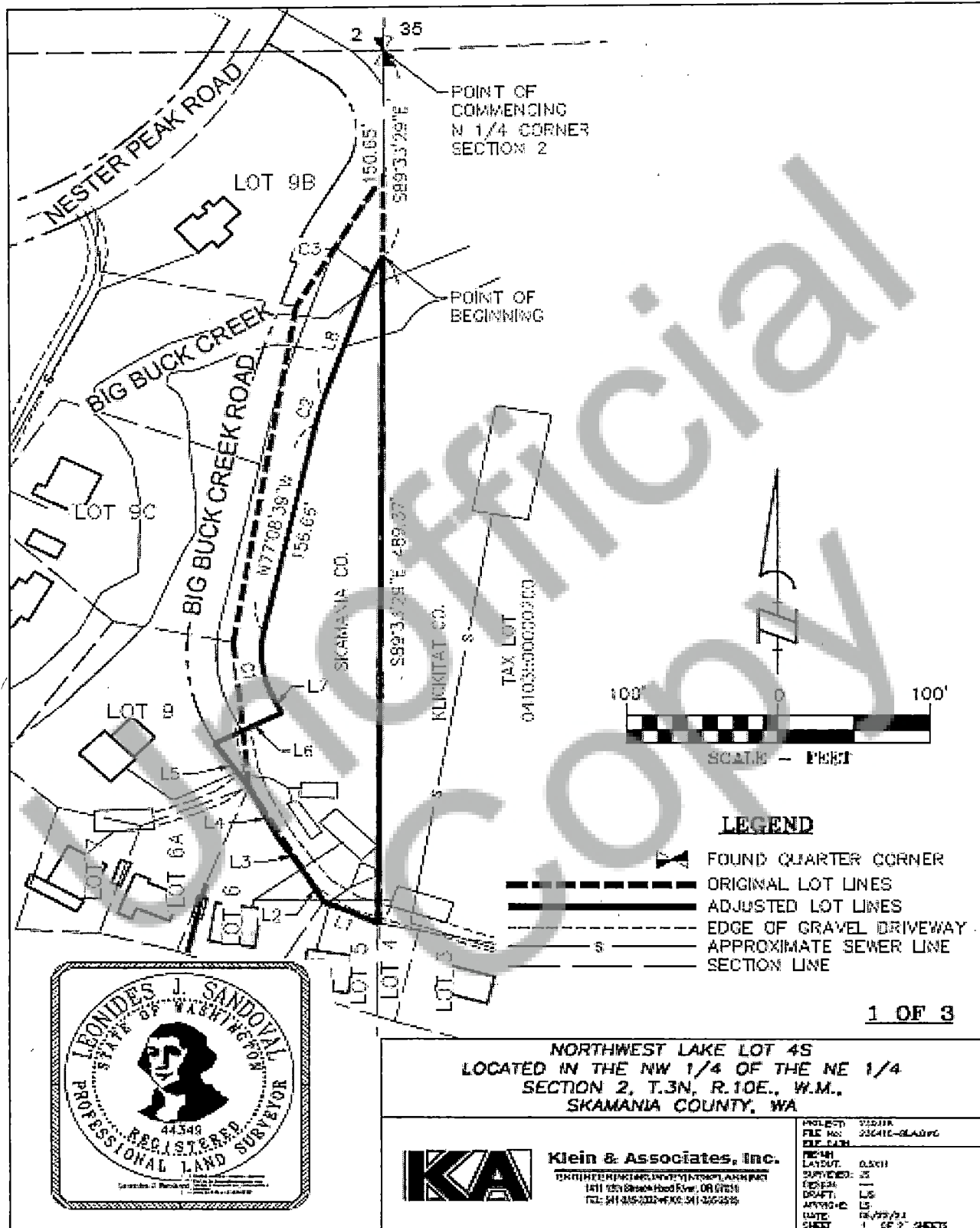
THENCE NORTH 70°22'29" WEST, 81.56 FEET TO THE BEGINNING OF A CURVE  
CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;  
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE  
OF 9°49'18" AN ARC DISTANCE OF 29.14 FEET TO **THE POINT OF BEGINNING OF**  
THIS DESCRIPTION.

CONTAINING 27,438.54 SQUARE FEET, MORE OR LESS

**THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS 2, 3, AND  
4 in 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.**

Skamania County Assessor

Date 5/19/25 Parcel# 03/00200150000  
LM



## LOT 4S

### 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°41'21"W	39.35
L6	N26°31'53"W	50.00
L7	S63°28'07"W	14.24
L8	N73°22'29"W	81.55

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.12'	70.00'	59°23'14"	S83°09'44"W	47.18'
C2	20.09'	170.00'	6°46'10"	N73°45'34"W	20.87'
C3	29.14'	170.00'	9°49'38"	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.**  
PHOTOGRAPHIC, SURVEYING AND CAD  
1811 120 STREET NW Everett, WA 98201  
TEL: 425-251-1111 FAX: 425-251-1112

PROJECT: 000000  
FILE NO: 200410-01A000  
CLIENT:  
NO. 10  
LAYOUT: 05/01  
DATE: 05/01  
SCALE: 1"=40'  
DATE: 12/22/04  
SHEET: 1 OF 2 SHEETS

**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.: 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 BOOK 3 OF SURVEYS AT PAGE 42.
4. MATTERS SET FORTH BY SURVEY BOOK 3 OF SURVEYS AT PAGE 299.
5. MATTERS SET FORTH BY SURVEY AUDITOR FILE NO. OF SURVEY 2022001895.
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. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS  
THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 and 2024001303
22. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN  
INSTRUMENT;  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO.: 2024001719
23. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: TRAIL EASEMENT  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO: 2024001720
24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
30. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001934 and 2024001298.