

Skamania County, WA  
Total:\$309.50  
EASE  
Pgs=7

2025-000919

06/17/2025 01:21 PM

Request of: CLARK COUNTY TITLE



**AFTER RECORDING, RETURN TO**  
**Bonneville Power Administration**  
**TERO-3**  
**P.O. BOX 3621**  
**PORTLAND, OR 97208-3621**

Legal description: A portion of the NE1/4SE1/4 and the SE1/4NE1/4 of Section 3, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, WA, as described in Exhibit A and shown on Exhibit B. (Affects Tax Account No. 02060000030200.)

Skamania County  
Real Estate Excise Tax

37799

JUN 17 2025

PAID

*evenet*  
Skamania County Treasurer  
*Monaghan*

BPA Tract No(s): MC-R-146-AR-1

**U.S. DEPARTMENT OF ENERGY-BONNEVILLE POWER ADMINISTRATION**

**EASEMENT**

**Non-Exclusive Access Road and Route of Travel**

This agreement, made between BTG PACTUAL PNW FUND IV REIT, INC., FORMERLY KNOWN AS ORM TIMBER FUND IV (REIT) INC., A DELAWARE CORPORATION, the Grantor, whether one or more, and the UNITED STATES OF AMERICA and its assigns, the Grantee, pursuant to the Bonneville Project Act, of August 20, 1937, as amended, 16 U.S.C. §§ 832 et seq.; the Federal Columbia River Transmission System Act, of October 18, 1974, as amended, 16 U.S.C. §§ 838 et seq.; the Department of Energy Organization Act, of August 4, 1977, as amended, 42 U.S.C. § 7152; and the Pacific Northwest Electric Power Planning and Conservation Act, of December 5, 1980, as amended, 16 U.S.C. §§ 839 et seq.

The Grantor, for and in consideration of the sum of TWO THOUSAND SEVEN HUNDRED DOLLARS (\$2,700.00) and the provisions contained in this agreement, hereby grants and conveys to the United States of America and its assigns, a perpetual non-exclusive easement and right-of-way for access purposes, in, upon, under, over and across the following described land ("Access Easement Area"), as described in Exhibit A and shown on Exhibit B, attached hereto and by this reference made a part hereof, and a perpetual non-exclusive easement and right-of-way for access purposes for a route of travel, in, upon, under, over and across the following described land (Route of Travel Area) as described in Exhibit A and shown on Exhibit B, attached hereto and by this reference made a part hereof. The acquiring federal agency is the Department of Energy, Bonneville Power Administration.

**A. Access Easement Area**

The grant shall include the right to enter and to locate, construct, use, maintain, repair, and reconstruct the road or roads ("Access Road"), and appurtenances thereto, including but not limited to culverts and bridges, together with cuts and fills, as needed.

**B. Route of Travel Area**

The grant shall include the right to enter and to locate, use, construct, maintain and repair the route of travel ("Route of Travel"). The Route of Travel will not be maintained by the Grantee as a permanent road. It will

Lead Tract: MC-R-146-AR-1

1 of 3

be used when necessary for construction or maintenance purposes and shall be restored to its original condition when not needed for such purposes, as soon as is reasonably possible, after each period of use.

C. General Provisions

The above listed Access Road and Route of Travel may be used for access to and from the Grantee's existing and future facilities.

The Grantor reserves the right to use the Access Road and Route of Travel for ingress and egress insofar as the same is located on the land of the Grantor, such reserved right to be exercised in a manner that will not interfere with Grantee's use of the Access Road and Route of Travel.

In addition to the consideration paid hereunder, the Grantee shall repair or make compensation only for damage caused by the Grantee that is not incidental to the exercise of any of the above said rights and which results from and during construction, reconstruction, removal, or maintenance activities associated with the purposes of this agreement on and adjacent to the Access Easement Area and Route of Travel Area. Payment for such damage shall be made on the basis of a damage estimate approved by the Grantee.

The rights granted herein are subject to easements of record and mineral rights of third parties.

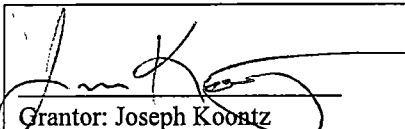
The Grantor agrees to satisfy of record such encumbrances, including taxes and assessments, as may be required by the Grantee and to obtain such curative documents as may be requested by the Grantee.

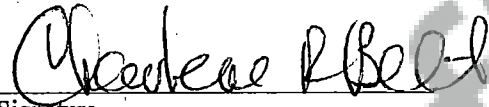
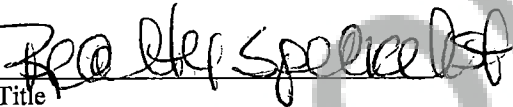
The Grantee shall pay all costs incidental to the preparation and recordation of this instrument and for the procurement of any title report and title insurance that it may require.

The Grantor covenants to and with the Grantee and its assigns that the Grantor is lawfully seized and possessed of the land aforesaid, with a good and lawful right and power to sell and convey the same; that the land is free and clear of encumbrances, except as herein provided; and that the Grantor will forever warrant and defend the title to the rights granted herein and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Grantor and upon the assigns of the United States.

(Signatures on next page)

 Grantor: Joseph Koontz BTG PACTUAL PNW FUND IV REIT, INC., FORMERLY KNOWN AS ORM TIMBER FUND IV (REIT) INC., A DELAWARE CORPORATION  <u>REGIONAL MANAGER</u> Title: Authorized person  <u>MAY, 9<sup>TH</sup> 2025</u> Date	  Grantor:    Title (if applicable)   Date
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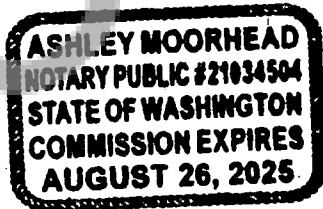
Accepted for the UNITED STATES OF AMERICA  Signature   Title  <u>5/14/2025</u> Date
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U.S. DEPARTMENT OF ENERGY  
BONNEVILLE POWER ADMINISTRATION

CORPORATION ACKNOWLEDGMENT

State of Washington )  
County of Thurston ) ss

On this 09 day of May, 20 25, before me personally  
appeared Joseph Michael KONTZ, known to  
me, or proved to me on the basis of satisfactory evidence, to be the Regional Manager  
of the corporation that executed the within instrument or the person(s) who executed the within instrument  
as authorized agent(s) on behalf of the corporation; acknowledged to me that such corporation executed the  
same; acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the  
uses and purposes therein mentioned; and on oath stated that he/she is authorized to execute said instrument  
and that seal, if any, affixed is the corporate seal of said corporation.



(SEAL)

Ashley Moorhead  
Notary Signature

Ashley Moorhead  
Notary Printed Name

Notary Public in and for the  
State of Washington

Residing at Thurston County

My commission expires August 26, 2025

U.S. DEPARTMENT OF ENERGY  
BONNEVILLE POWER ADMINISTRATION

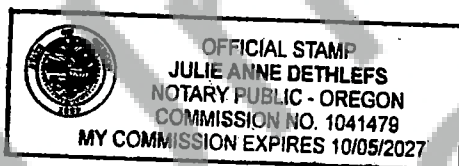
OFFICIAL/FIDUCIARY ACKNOWLEDGMENT

State of Oregon )  
County Multnomah ) ss.

On this 14th day of May, 20 25, before me personally appeared  
Charlene R. Belt, known to me, or proved to me on the basis of

satisfactory evidence to be the person who executed the within instrument as the Realty  
Specialist for the Bonneville Power Administration

acknowledged to me that he/she executed the same freely and voluntarily in such capacity; and on oath stated  
that he/she was authorized to execute said instrument in such official or representative capacity.



(SEAL)

Julie Anne Dethlefs  
Notary Signature  
Julie Anne Dethlefs  
Notary Printed Name

Notary Public in and for the

State of Oregon

Residing at Beaverton, OR

My commission expires 10/5/2027

**MC-R-146-AR-1**

A right-of-way 20 feet wide, over and along an existing road, over and across the NE1/4SE1/4 and the SE1/4NE1/4 of Section 3, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington, as shown on Bonneville Power Administration (BPA) Access Road Acquisition Exhibit for MC-R-146-AR-1, dated May 2, 2024, attached hereto and made a part hereof.

**EXHIBIT A**

TRACT NO STA TO STA	NAME	LOCATION	SURVEY LENGTH
MC-R-146-AR-1	ORM TIMBER FUND IV INC.	NE/4SE/4 & SE/4NE/4 SEC 3	2390' OFF R/W

END 146-AR-1-  
PT IN 144-AR-397

### ACCESS ROAD LEGEND

EXISTING ROAD

ACCESS ROAD R/W WIDTH IS 20' UNLESS  
OTHERWISE NOTED

### EXHIBIT B

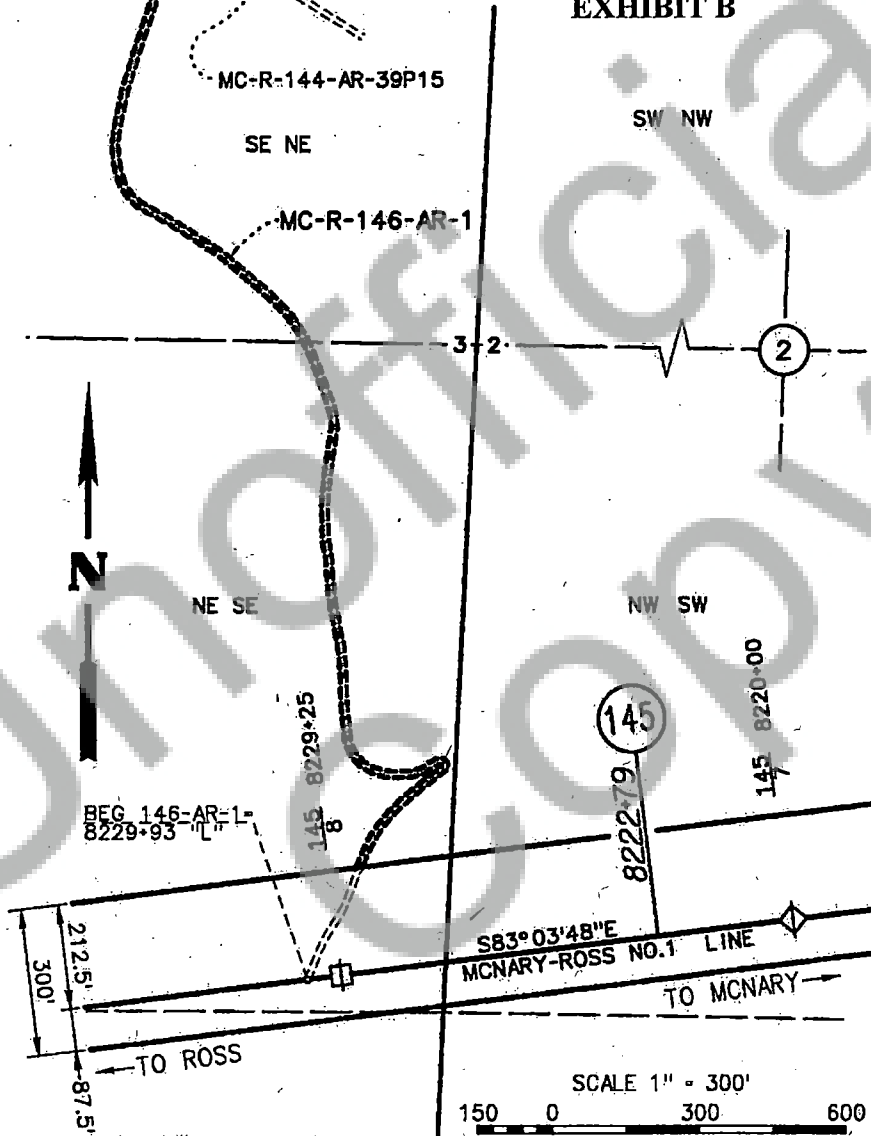


EXHIBIT DATED: 5/2/24

**BONNEVILLE POWER ADMINISTRATION**  
**DESIGN NAME**  
 ACCESS ROAD ACQUISITION EXHIBIT FOR:  
 MC-R-146-AR-1  
 SEC 3 T2N R6E WM  
 SKAMANIA COUNTY, WASHINGTON

DRAWN: CLD CHECKED: WCL

*Frank D. Wifaud* 05/15/24  
 BPA Accepting Official DATE