

17-19-1-13  
 24-20-13  
 74-20-13  
 4-20-13  
 36-21-12-21-13  
 31-20-13  
 6-20-13  
 13 4-20-13

Tract Nos. VC-308B; VC-362; VC-365;  
 VC-391; VC-395;  
 VC-AR-75-2, P. 1;  
 VC-AR-75-1, P. 1, 2, 3;  
 VC-AR-75-1, P. 2.

for Record  
 1-N-65  
 KRC

4<sup>th</sup> R.M.

7

Deed, Kittitas County, Audio-TRANSMISSION LINE AND ACCESS ROAD EASEMENT

The Grantor, BOISE CASCADE CORPORATION, a corporation, successor in interest to Cascade Lumber Company, for and in consideration of the sum of TWELVE THOUSAND AND TWENTY-FIVE DOLLARS (\$12,025.00), in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right to enter and erect, maintain, repair, rebuild, operate and patrol one or more lines of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables, and appurtenances as are necessary thereto, in, over, upon, and across the following-described parcels of land in the County of Kittitas, in the State of Washington, to-wit:

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 Kittitas County CDS

**Tract No. VC-308B**

A strip of land 347.5 feet in width over and across that 60-foot wide-right of way in the SW<sup>1</sup>/<sub>4</sub> of Section 17, Township 19 North, Range 17 East, Willamette Meridian, Kittitas County, Washington, said 60-foot wide right of way being described in deed recorded in Book 42, page 64, records of said county, the boundaries of said 347.5 foot strip lying 260 feet southerly from and 87.5 feet northerly from and parallel with the survey line for the Vantage-Covington No. 1 transmission line as now located and staked on the ground over, across, upon, or adjacent to the above-described property, which survey line is particularly described as follows:

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Beginning at a point in the east line of Section 17, Township 19 North, Range 17 East, Willamette Meridian, S. 0° 46' 10" W. 2112.0 feet from the northeast corner of said Section 17, which point is designated as survey station 2659 + 99.4; thence N. 73° 33' 20" W. 766.7 feet to survey station 2667 + 66.1; thence N. 72° 55' 50" W. 3164.0 feet to survey station 2699 + 30.1; thence N. 72° 19' 20" W. 1650.9 feet to a point in the west line of said Section 17, S. 0° 22' 10" W. 436.3 feet from the northwest corner of said Section 17, which point is designated as survey station 2715 + 81.0.

**Tract No. VC-362**

A strip of land 262.5 feet in width over and across the NE<sup>1</sup>/<sub>4</sub> of Section 24, Township 20 North, Range 13 East, Willamette Meridian, Kittitas County, Washington, lying on the southwesterly side of, running parallel with, and adjoining the existing right of way of the United States of America for its Bonneville Power Administration's transmission lines, the survey line of said right of way being described in that certain easement deed dated May 15, 1952, recorded in Book 90, page 105, File No. 23242, Deed records of said County.



**Tract No. VC-365**

A strip of land 262.5 feet in width over and across the NE<sup>1</sup>/<sub>4</sub> of Section 14, Township 20 North, Range 13 East, Willamette Meridian, Kittitas County, Washington, lying on the southwesterly side of, running parallel with, and adjoining the existing right of way of the United States of America for its Bonneville Power Administration's transmission lines, the survey line of said right of way being described in that certain easement deed dated November 27, 1951, recorded in Book 88, page 377, File No. 227610, Deed records of said County.



**Tract No. VC-391**

A strip of land 262.5 feet in width over and across the SW<sup>1</sup>/<sub>4</sub> of Section 4, Township 20 North, Range 13 East, Willamette Meridian, Kittitas County, Washington, lying on the southwesterly side of, running parallel with, and adjoining the existing right of way of the United States of America for its Bonneville Power Administration's transmission lines, the survey line of said right of way being described in that certain easement deed dated November 27, 1951, recorded in Book 88, page 377, File No. 227610, Deed records of said County.

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Tract No. VC-395

A strip of land 262.5 feet in width over and across the S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 36, Township 21 North, Range 12 East, Willamette Meridian, Kittitas County, Washington, lying on the southwesterly side of, running parallel with, and adjoining the existing 175 foot right of way of the United States of America for its Bonneville Power Administration's transmission lines, the survey line of said right of way being described in that certain easement deed dated November 27, 1951, recorded in Book 88, page 234, File No. 227094, Deed records of said County, the boundaries of said 262.5 foot strip lying 37.5 feet northeasterly from and 225 feet southwesterly from and parallel with the survey line for the Vantage-Covington No. 1 transmission line as now located and staked on the ground over, across, upon, or adjacent to the above-described property which survey line is particularly described as follows:

Beginning at a point in the east-west quarter section line of Section 31, Township 21 North, Range 13 East, Willamette Meridian, S. 89° 51' 10" E. 926.3 feet from the quarter section corner common to Section 31, Township 21 North, Range 13 East, Willamette Meridian, and Section 36, Township 21 North, Range 12 East, Willamette Meridian, which point is designated as survey station 4174 + 85.0; thence N. 52° 33' 50" W. 1184.4 feet to survey station 4186 + 69.4; thence N. 70° 12' 00" W. 5545.4 feet to a point in the west line of said Section 36, S. 0° 35' 00" W. 151.4 feet from the northwest corner of said Section 36, which point is designated as survey station 4242 + 14.8.

Together with all necessary and convenient access over, along and across existing roads on premises owned by the Grantor within existing Bonneville Power Administration easements;

together with the present and future right to clear said right of way and keep the same clear of brush, timber, structures, and fire hazards, provided that fire hazards shall not be interpreted to include any growing crops other than trees; and also the present and future right to top, limb or fell all growing and dead trees and snags (collectively called "danger trees") located on land owned by the Grantor adjacent to the above-described right of way, which could fall within 55 feet of the centerline or centerlines of the electric transmission facilities hereinbefore described; provided, however, it is agreed that compensation is included in the consideration stated above for trees or snags within strips of land as follows:

Feet in Width	Side of Right of Way	From	To
20	Southerly	E. line Sec. 24, T20N, R13E	Opp. survey station 3853+75
75	Southerly	Opp. survey station 3853+75	N. line NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 24, T20N, R13E
75	Southerly	E. line NE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 14, T20N, R13E	N. line NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 14, T20N, R13E
50	Southerly	Opp. survey station 4051+00	Opp. survey station 4066+00
25	Southerly	Opp. survey station 4066+00	W. line Sec. 4, T20N, R13E
25	Southerly	E. line Sec. 36, T21N, R13E	Opp. survey station 4202+00

and contiguous to said right of way that (a) are danger trees on the date hereof (hereinafter called "present danger trees"), or (b) become danger trees thereafter (hereinafter called "future danger trees"). The right to top, limb or fell danger trees outside of said strips (hereinafter called "additional danger trees") may only be exercised within 3 years after all present danger trees have been cut, and the UNITED STATES OF AMERICA shall pay the person who is the owner thereof at the date of cutting such additional danger trees the market value prevailing at the date of cutting under authority of the UNITED STATES OF AMERICA, such payment to be made within a reasonable period of time after they have been so cut; and

Grantor also hereby grants, bargains, sells, and conveys unto the UNITED STATES OF AMERICA, and its assigns, a permanent easement and right of way for the construction, operation and maintenance of roads approximately 14 feet in width (with such additional widths as are necessary to provide for cuts, fills, and turn-outs and for curves at angle points) on, over, and across the land of the Grantor in portions of the SW $\frac{1}{4}$  of Section 4, the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and Government Lots 1 and 2 of Section 6, Township 20 North, Range 13 East, and the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36, Township 21 North, Range 12 East, Willamette Meridian, Kittitas County, Washington, except any portion thereof which lies within the right of way of the United States of America for its Bonneville Power Administration's transmission lines, for the following purposes, namely: the right to enter and to clear of timber, danger trees, and brush; to build, cut, fill, level, grade, drain, surface, maintain, repair and rebuild said roads and such culverts, bridges, turn-outs, retaining walls or other appurtenant structures as may be necessary, on, over, and across the land embraced within said right of way, as shown colored in red on drawings Serial Nos. 129138 DTM-D and 129139 DTM-D, prepared by the United States Department of the Interior, Bonneville Power Administration, attached hereto and by this reference, made a part hereof.

The Grantor reserves the right of ingress and egress over and across said roads and the right to pass and repass along and on said roads insofar as the same extend across the lands of the Grantor, said right to be exercised in a manner that will not interfere with the use of the roads by the UNITED STATES OF AMERICA, its employees, contractors, agents or assigns.

It is understood and agreed that if said roads are damaged by the UNITED STATES OF AMERICA, its employees, contractors, agents or assigns, the UNITED STATES OF AMERICA, subject to the availability of appropriations, or its assigns, will repair such damage. It is further understood and agreed that the Grantor may erect or maintain fences across such roads, provided adequate gates of not less than ten feet in width are installed, which may be kept locked, provided the UNITED STATES OF AMERICA is also permitted to install its own lock thereon.

Grantor also grants and sells any interest it may have in and to any timber upon the following described tract, to-wit:

A strip of land 252.5 feet in width over and across the west 500 feet of Government Lot 2 of Section 31, Township 21 North, Range 13 East, Willamette Meridian, Kittitas County, Washington, lying on the southwest-erly side of, running parallel with and adjoining the existing right of way of the United States of America for its Bonneville Power Administration's transmission lines, the survey line of said right of way being described in that certain easement deed dated November 27, 1951, recorded in Book 68, page 234, File No. 227094, Deed records of said County, as reserved to the Grantor by deed executed September 14, 1954 by the Cascade Lumber Company to Leo R. McCullough and Jessie M. McCullough, husband and wife, recorded in Book 94 of Deeds, page 258, Deed Records of Kittitas County, Washington;

it being understood that it is intended to subordinate Grantor's right under said instrument to the rights of the United States of America for transmission line purposes.

TO HAVE AND TO HOLD said easement and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush, timber or structures existing upon the rights of way on the date hereof, and the title to all present danger trees shall vest in the UNITED STATES OF AMERICA on said date; and that title to any additional danger trees shall vest in the UNITED STATES OF AMERICA upon their being cut pursuant to the terms hereof; and that title to all future danger trees cut pursuant to the terms hereof shall remain in the owner thereof at the date of cutting; and that the consideration stated herein is accepted by the Grantor as full compensation for all damages incidental to the exercise of said easement and danger tree rights, except payment for any additional danger trees as defined hereinabove which may be cut under authority of the UNITED STATES OF AMERICA as herein provided.

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances,

except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, BOISE CASCADE CORPORATION, has caused this instrument to be signed by its proper officers thereunto duly authorized and its corporate seal to be hereunto affixed this 4th day of January, 1965.



BOISE CASCADE CORPORATION

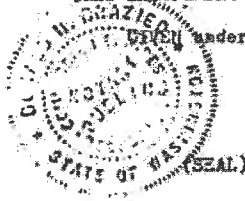
By S. S. Mason, Vice Pres.

Attest:

R. W. Pasquin

STATE OF Washington )  
COUNTY OF Yakima ) as:

On this 4 day of JANUARY, 1965, before me personally appeared S. S. Mason and R. W. Pasquin to me known to be the Vice President and ASST. SECRETARY of the corporation that executed the foregoing instrument, and 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 THEY ARE authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.



under my hand and official seal the day and year last above written.

R. W. Pasquin  
Notary Public in and for the  
State of WASHINGTON  
Residing at YAKIMA

My commission expires: 12-3-65

The within instrument was received for the record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, N., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_, records of \_\_\_\_\_ County, \_\_\_\_\_ (State).

By \_\_\_\_\_ Deputy

Upon recordation, please return to:

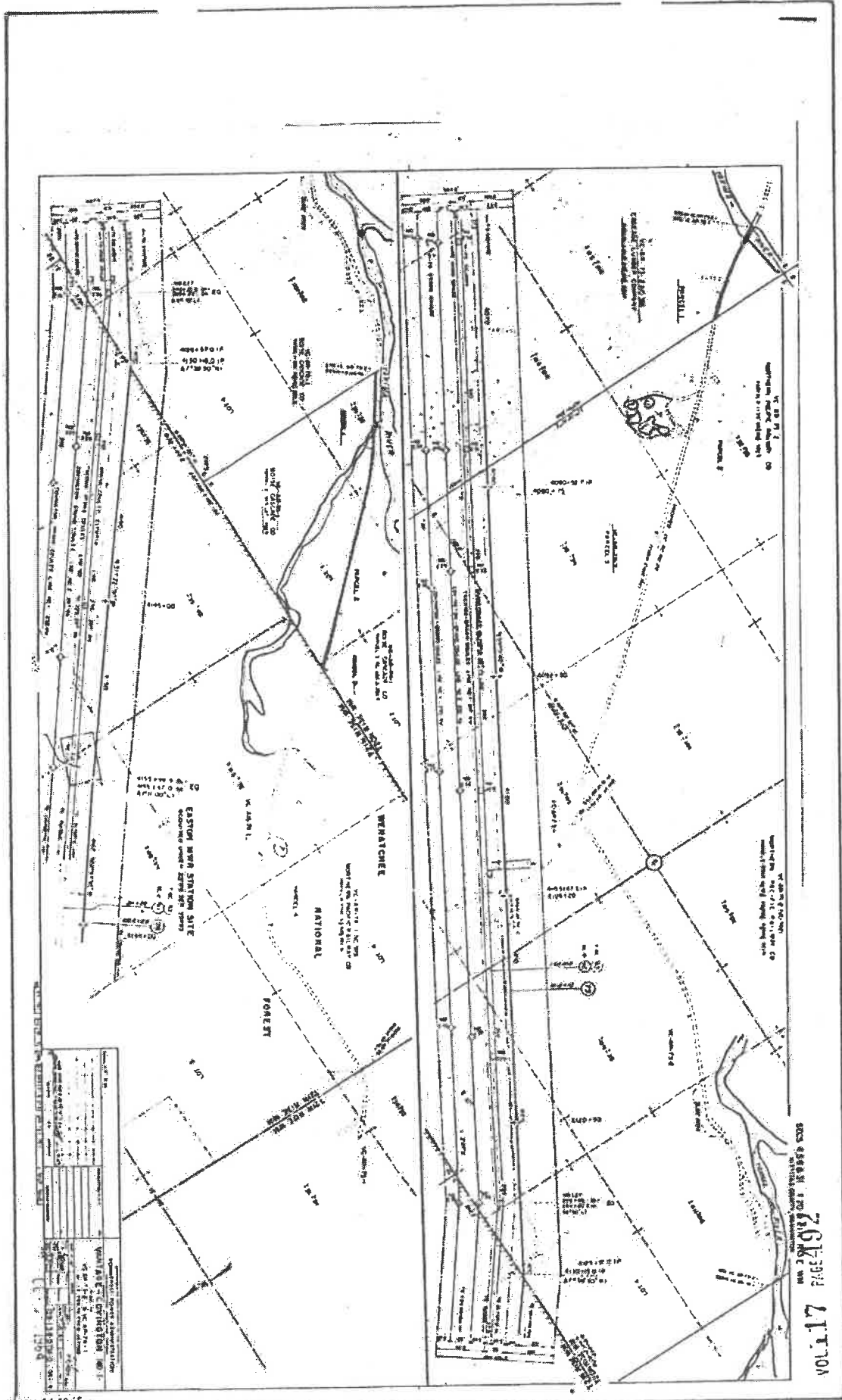
Bonerville Power Administration  
Branch of Land  
P. O. Box No. 2621  
Portland 8, Oregon

djw 12-8-64

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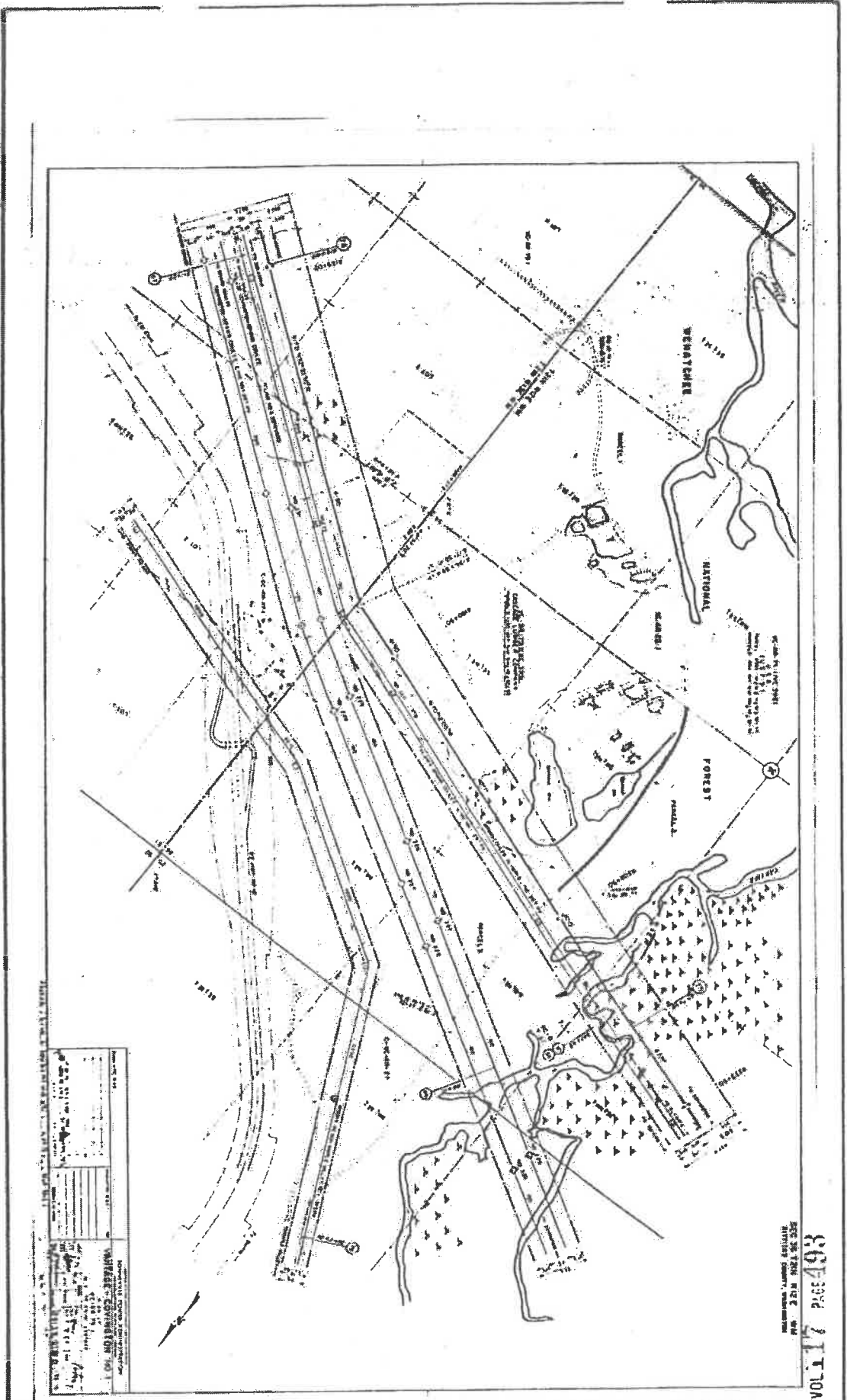
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DATE	1/21/65
BY	...
FOR	...
PROJECT	...
SCALE	...
...	...

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 1965



TITLE: PROPOSED CANAL ROUTE  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
 SCALE: [Scale]  
 SHEET NO. 403  
 PROJECT NO. [Number]