



Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

PUBLIC AFFAIRS

November 9, 2012

In reply refer to: DK-7

Michael Schechter
Foster Pepper PLLC
1111 Third Ave
Seattle, WA 98101

FOIA #BPA-2013-00112-F

Dear Mr. Schechter:

This is the final release for your request for records that you made to the Bonneville Power Administration (BPA), under the Freedom of Information Act (FOIA), 5 U.S.C. 552.

You have requested the following:

All documents related to the conveyance/transfer of land rights and 115kV transmission line (and related equipment/rights) in Okanogan and Douglas Counties, Washington from the United States/Bonneville Power Administration to Okanogan County Public Utility District No. 1 in March 1995.

Records would include all materials related to the conveyance/transfer prior to and after the effective date of the conveyance/transfer, including any communications or correspondence between the United States or BPA with the Washington Department of Natural Resources.

Response:

BPA has enclosed the historical Realty records responsive to your request. Due to the age of the documents BPA has determined that any commercial or privacy interests are negligible and are therefore released in their entirety.

Note: There is no mention of Washington Department of Natural Resources in the documents, although the "State of Washington" is listed numerous times.

Pursuant to 10 CFR 1004.8, if you are dissatisfied with this determination, or the adequacy of the search, you may appeal this FOIA response in writing within 30 calendar days of receipt of a final response letter. The appeal should be made to the Director, Office of Hearings and Appeals, HG-1, Department of Energy, 1000 Independence Avenue, SW, Washington, DC 20585-1615. The written appeal, including the envelope, must clearly indicate that a FOIA Appeal is being made.

You have agreed to pay fees totaling \$512.47. You will be billed separately.

I appreciate the opportunity to assist you. Please contact Kim Winn, Communications Specialist, at 503-230-5273 with any questions about this letter.

Sincerely,

/s/Christina J. Munro

Christina J. Munro

Freedom of Information Act/Privacy Act Officer

TRACT Nos.: GEN FILE for OKANOGAN SYSTEM DISPOSAL
SEE BELOW

Date: August 13, 1996

LIS CASE No.: 870207

To: Manager, Real Property Information - ~~TFR~~ *TSR*

- Disposal action has been completed on the above tract(s).
- Easement rights have been granted on the above tract(s).
- No Rights Issued.
- No Permit required as crossing is to be located within a public or county roadway.
- NO MAPPING NECESSARY.
- MAPPING NECESSARY - Send to TEFC.
- LURR in file-send to TEDC.
- Cancellation.
- Other.


L. SCHEIBNER
REALTY TECHNICIAN
Real Property Management

THIS CASE CONTAINS BACKGROUND (LEAD TRACTS) &
CORRESPONDENCE RELATED TO THE OKANOGAN
COUNTY PUD DISPOSAL PACKAGE WHICH INCLUDED
OROVILLE SS CASE 860277
TONASKET SS CASE 860283
TONASKET-OROVILLE T/L CASE 860255
ELLISFORD SS CASE 860267
OMAK SS CASE 860275
OMAK TAP CASE 860276
OKANOGAN SS CASE 860274
OKANOGAN-TONASKET NO. 1 CASE 860288
OKANOGAN-TONASKET NO. 2 CASE 870346
BREWSTER SS CASE 860266
FOSTER CREEK-BREWSTER T/L CASE 860286
BREWSTER-OKANOGAN T/L CASE 860289
ELLISFORD TAP TO OKANOGAN-OROVILLE
CASE 860268
REFER TO INDIVIDUAL CASES FOR INFO. ON
SCREENS RELATED TO EACH FACILITY

Note:
LMS:5950

PART of THE OKANOGAN SYSTEM DISPOSAL.
QCD INCLUDED W/ CASE #870207

EC
12/23/96

95 APR -5 PM 3:19

827091

REF 131 PAGE 1473
OKANOGAN COUNTY AUDITOR
OKANOGAN, WA

QUITCLAIM DEED

VOL 131 PAGE 1473 FILED OR RECORDED

BOOK OF 17429
PUD No
OKANOGAN
AM 11:28

303754

The UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, Section 13(d) of the Surplus Property Act of 1944, 58 Stat 770, and regulations and orders promulgated thereunder for and in consideration of the sum of Four Million Two Hundred Thousand Dollars (\$4,200,000), and other valuable consideration, does hereby convey and quitclaim to PUBLIC UTILITY DISTRICT NO. 1 OF OKANOGAN COUNTY, a municipal corporation of the State of Washington, Grantee, all of Grantor's right, title, and interest in and to the various land rights and the 115 kV transmission line and related equipment located in Douglas and Okanogan Counties, Washington, described in Exhibit A attached hereto and made a part hereof and (hereinafter referred to as "property").

By acceptance of this deed, the Grantee covenants for itself, and its successors and assigns, that it will take no action that will jeopardize or alter in any way the structural integrity of the artifacts buried at Site 450K11 located in the NE1/4SW1/4NE1/4 of Section 36, Township 34 North, Range 26 East, Okanogan County, Washington, and rest on Trust Lands of the Bureau of Indian Affairs and the Colville Tribe. The grantee agrees that upon any proposal to modify or remove transmission or access facilities near the subject site, the Colville Confederated Tribes, the Washington State Historic Preservation Office and the Bureau of Indian Affairs will be contacted prior to action to ensure protection and preservation of the site. The Grantee further agrees for itself, its successor and assigns, that in the event the transmission line and right-of-way in the area of Site 450K11 is sold or otherwise disposed of, this covenant will be inserted in the instrument of conveyance.

The Grantee covenants for itself, its successors and assigns and every successor in interest to the property described in attached Exhibit A, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14 Code of Federal Regulations, Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

The Grantee covenants for itself, its successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said Grantee and such successors, and assigns shall not discriminate upon the basis of race, color, religion, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

~~827091~~

BOOK 429 PAGE 770

59620
4-11-95
E. B. ...

4/5/95
JW
#58312

827091

VOL 131 PAGE 1495

Okanogan-Tonasket No. 1 Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
OT-3	14-03-49569	Nespelem Valley Electric Corp.	Service Line Permit
OT-6	14-03-29806	Okanogan PUD # 1	Underground Cable Crossing
OT-11	Land Use Permit # 81116	Desert Development Corp.	Waterline
OT-17	14-03-61294	Okanogan PUD # 1	13.8 Service Line Crossing Permit
OT-18	14-03-19506	Pacific Northwest Bell	Crossing Permit Cable

Tonasket-Oroville Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
OT-OT-11	70112	Oakes Mobile Home Court	Driveway and Waterline
OT-OT-32	14-03-69656	Okanogan County PUD	Service Line Crossing
OT-OT-62,63,64, OT-OT-AR-17-3 Parcels 1,2,3,4	83122	Bureau of Reclamation	Irrigation Pipeline & Roadway Crossing
OT-OT-64	86063	Okanogan County PUD	Service Line Crossing

Omak Tap

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
OTT-1	84011	Okanogan County PUD	Electric Service Line Crossing
OTT-1	84012	Amos P. Bratrude	Road & Utilities Encroachment

Tonasket Substation

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
Tonasket Sub.	14-03-79157	Okanogan County PUD	Underground Fiber Conduit Crossing

(End Exhibit A Legal Description)

827091

2004 429 PAGE 792

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, Section 13(d) of the Surplus Property Act of 1944, 58 Stat 770, and regulations and orders promulgated thereunder for and in consideration of the sum of Four Million Two Hundred Thousand Dollars (\$4,200,000), and other valuable consideration, does hereby convey and quitclaim to PUBLIC UTILITY DISTRICT NO. 1 OF OKANOGAN COUNTY, a municipal corporation of the State of Washington, Grantee, all of Grantor's right, title, and interest in and to the various land rights and the 115 kV transmission line and related equipment located in Douglas and Okanogan Counties, Washington, described in Exhibit A attached hereto and made a part hereof and (hereinafter referred to as "property").

By acceptance of this deed, the Grantee covenants for itself, and its successors and assigns, that it will take no action that will jeopardize or alter in any way the structural integrity of the artifacts buried at Site 450K11 located in the NE1/4SW1/4NE 1/4 of Section 36, Township 34 North, Range 26 East, Okanogan County, Washington, and rest on Trust Lands of the Bureau of Indian Affairs and the Colville Tribe. The grantee agrees that upon any proposal to modify or remove transmission or access facilities near the subject site, the Colville Confederated Tribes, the Washington State Historic Preservation Office and the Bureau of Indian Affairs will be contacted prior to action to ensure protection and preservation of the site. The Grantee further agrees for itself, its successor and assigns, that in the event the transmission line and right-of-way in the area of Site 450K11 is sold or otherwise disposed of, this covenant will be inserted in the instrument of conveyance.

The Grantee covenants for itself, its successors and assigns and every successor in interest to the property described in attached Exhibit A, or any part thereof, that any construction or alteration is prohibited unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14 Code of Federal Regulations, Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

The Grantee covenants for itself, its successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said Grantee and such successors, and assigns shall not discriminate upon the basis of race, color, religion, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

The following covenant shall run with the land for a period of 3 years from the date of conveyance:

With respect to the property described in this deed, if any time within a 3-year period from the date of transfer of title by the Grantor, the Grantee or its successors or assigns shall sell, or enter into agreements to sell the property, either as a single transaction or in a series of transactions, it is covenanted and agreed that all proceeds received or to be received in excess of the Grantee's or a subsequent seller's actual allowable costs will be remitted to the Grantor. In the event of a sale of less than the entire property, actual allowable costs will be apportioned to the property based on a fair and reasonable determination by the Grantor.

For purposes of this covenant, the Grantee's or a subsequent seller's deductible costs shall include the purchase price of acquiring this real property, the financing costs associated with the acquisition, and the direct costs actually incurred and paid for physical improvements on the subject property for the following:

(1) Improvements on the property which serve only that property, including road construction, storm and sanitary sewer construction, other public facilities or utility construction, building rehabilitation and demolition, landscaping, grading and other site or public improvements; and

(2) Design and engineering services with respect to the improvements described in (1) above, provided, however, that none of these costs will be deductible if defrayed by Federal grants or if used as matching funds to secure Federal grants.

In order to verify compliance with the terms and conditions of this covenant, the Grantee, or its successors or assigns, shall submit an annual report for each of the subsequent 3 years to the Grantor on the anniversary date of this deed. Each report will identify the property involved in the transaction, the sale price of any property resold, the purchaser and the proposed land use, and enumerate any allowable costs incurred for physical improvements on the property that would offset any profit realized. If resale has been made, the report shall so state. Failure to file timely reports will extend the operation of the covenant for an additional 1-year period for each late or omitted report. The Grantor may monitor the property involved and inspect records related thereto to ensure compliance with the terms and conditions of this covenant and may take any actions which it deems reasonable and prudent to recover any excess profits realized through the resale of the property.

TO HAVE AND TO HOLD the property together with all the privileges and appurtenances thereto belonging unto Grantees, their successors and assigns, forever.

The property was both duly determined to be surplus to the needs and requirements of the United States of America and assigned to the General Services Administration for disposal pursuant to authority contained in the Federal Property and Administrative Services Act, as amended, and applicable orders and regulations promulgated thereunder.

EXHIBIT A
to Quitclaim Deed Dated March 29, 1995.

LEGAL DESCRIPTION

The property herein conveyed consists of approximately 60 miles of 115kV transmission line right-of-way and six substations, together with the improvements located thereon. Said property is located in Douglas and Okanogan Counties, State of Washington, and being more particularly described as follows:

All those certain parcels of land located within Douglas and Okanogan Counties, State of Washington, acquired by the United States of America, acting by and through the Bonneville Power Administration, for the construction and operation of electrical substations. Said parcels are tabulated below and are more particularly described in the deed records of Douglas and Okanogan Counties or the Bureau of Indian Affairs as follows:

	<u>Vol.</u>	<u>Page</u>	<u>File</u>	<u>Jurisdiction Filed</u>
<u>Brewster Substation</u>				
Parcel No. 1	113	460	356789	Okanogan County
	111	320	353146	
Parcel No. 2	111	515	353665	
Parcel No. 3	144	264	424920	
Vacated Alley	22	455		
<u>Okanogan Substation & Corridor</u>				
Tract No. SS-1	1	79	21(Line)	BIA, Portland Area Office, Portland, OR
Tract No. SS-3	145	274	126587	Okanogan County
Tract No. SS-4	262	190	610886	" "
	262	192	610887	" "
	262	185	610885	" "
Corridor, Parc. 1	1	79	22(Line)	BIA, Portland Area Office
Corridor, Parc. 2	145	274	126587	Okanogan County
<u>Tonasket Substation</u>				
Tract No. SS	1	163	6(line)	BIA, Portland Area
<u>Oroville Substation</u>				
Parcel 1	169	156	470337	Okanogan County
Parcel 2	169	478	471350	" "

<u>Omak Substation</u>	<u>Vol.</u>	<u>Page</u>	<u>File</u>	<u>Jurisdiction Filed</u>
Tract No. SS & OTT-4	205	548	551192	Okanogan County

(EXCEPTING THEREFROM the westely 30 x 95 feet conveyed to Okanogan County by Bonneville Power Administration in Quitclaim Deed dated May 9, 1972 and recorded in Volume 237, Page 346, File No. 588253, records of Okanogan County, WA)

Ellisford Substation

Tract No. SS-1 & ELLIS-SS-AR-1, Parcel 1	65	2067	733061	Okanogan County
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TOGETHER WITH all improvements located thereon EXCEPT for Government facilities associated with Bonneville Power Administration's Grand Coulee-Okanogan No. 2 transmission line at the Okanogan Substation and Corridor.

AND

RESERVING TO the United States of America, and its assigns, a perpetual easement and right-of-way 100 feet in width, for one or more electric power transmission line systems in, upon, over, and under that part of the W1/2NE1/4 of Section 16, Township 33 North, Range 26 East, Willamette Meridian, Okanogan County, Washington, that lies within the Okanogan Substation Corridor, Parcel 1, and Okanogan Substation, Parcel 1, which is more particularly described in deed referenced above and recorded with the Bureau of Indian Affairs, Portland Area Office in Volume 1, Page 79, Line 22. The boundaries of said 100-foot wide right-of-way lie 50 feet on each side and parallel with the centerline for the Bonneville Power Administration Grand Coulee-Okanogan No. 2 transmission line. The centerline of said Grand Coulee-Okanogan No. 2 transmission line is described as follows:

Beginning at a point on the north line of said Section 16 at centerline station 2188+ 90.0 that is S.80 14'50"W, 226.7 feet from the northeast corner of said Section 16, evidenced by a Brass Cap; thence S.54 15'30" W, 2189.9 feet to centerline station 2210+ 79.9; thence N.45 01'00" W, 307.7 feet to centerline station 2213+ 87.6, a point on the southeasterly boundary of the Bonneville Power Administration Okanogan Substation site; thence continuing N.45 01'00" W, 134.4 feet to centerline station 2215+ 22, a point in said Okanogan Substation site that is S.67 37'50" W, 2548.6 feet from said northeast corner of Section 16, containing 0.5 acre, more or less. The basis of bearings for the centerline description of the Grand Coulee-Okanogan No. 2 transmission line is the Washington Coordinate System, North Zone, as shown on Grand Coulee-Okanogan No. 2 transmission line Drawing No. 129841-D TM-D, dated March 9, 1964.

The United States, and its assigns, shall have the right to enter upon the property immediately described above and to locate, construct, operate, maintain, repair, rebuild, upgrade, remove, and patrol one or more lines of poles or structures and appurtenances thereto, supporting conductors of one or more electric circuits of any voltage together with

the present and future right to clear the right-of-way and to keep the same clear of all structures, trees, brush, vegetation, and fire hazards, provided, however, that vegetation and fire hazards shall not include agricultural crops.

SUBJECT TO all easements and encumbrances of record.

AND TOGETHER WITH

All right-of-way easements acquired by the United States of America, acting by and through the Bonneville Power Administration, for the erection, operation, maintenance, repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land In Douglas and Okanogan Counties, States of Washington, as recorded in the County records as shown below:

Foster Creek-Brewster Transmission Line

<u>Tract No.</u>	<u>Recorded in Douglas County Volume</u>	<u>Page</u>	<u>File</u>
FC-B-7,9 (only that portion lying west of survey station 1744+ 00 at the west boundary of the Foster Creek Substation)	105	574	103004
FC-B-8	106	619	103649
FC-B-10,11	104	371	102761
<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
FC-B-12	106	647	103675
FC-B-13,15,17	106	174	103232
FC-B-14	104	375	102763
FC-B-16	109	682	
FC-B-18,20	108	410	104785
FC-B-20A	109	507	105550
FC-B-21,21B,21C,21D,24	105	568	103002
FC-B-22,27	107	318	104037
FC-B-AR-2, Parcel 2			
FC-B-23	106	342	103364
FC-B-25	106	508	103521
FC-B-AR-2, Parcel 1			
FC-B-26,29,30	107	101	103800
FC-B-28	106	49	103102
FC-B-31	106	66	103113
FC-B-R-3	160	252	143106
FC-B-R-4	160	86	142947
FC-B-R-5	160	180	143028
FC-B-R-6	160	169	143017

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
FC-B-R-8	160	285	143141
FC-B-R-9	162	154	144272
FC-B-R-10	174	168	153011

<u>Tract No.</u>	Recorded in Okanogan County		<u>File</u>
	<u>Volume</u>	<u>Page</u>	
FC-B-R-10	214	50	
FC-B-R-12	201	393	541432
FC-B-R-13	237	517	588464
FC-B-R-AR-13-2			
FC-B-R-14	199	105	536242
FC-B-43 (Portion of)	110	611	352178
FC-B-44	109	38	349302
FC-B-45	108	410	348703
FC-B-46	132	274	400229
FC-B-47,49	112	160	354505
FC-B-48	108	398	348699
FC-B-49B	108	401	348700
FC-B-50	108	404	348701
FC-B-51	108	407	348702
FC-B-52	111	574	353740
FC-B-54	111	322	353147

AND

The following access road easements for the maintenance of the above transmission line acquired by Bonneville Power Administration under the following instruments:

<u>Tract No.</u>	Recorded in Douglas County		<u>File</u>
	<u>Volume</u>	<u>Page</u>	
FC-B-AR-5-3, Parcel 1	182	87	158735
FC-B-AR-5-3, Parcel 2	182	172	158867
FC-B-AR-6-1	"	"	"
FC-B-AR-6-2, Parcels 1&2	"	"	"
FC-B-AR-6-3	"	"	"
FC-B-AR-6-5, Parcels 1&2	"	"	"
FC-B-AR-6-6, Parcel 1	182	172	158867
FC-B-AR-6-7, Parcel 1	"	"	"
FC-B-AR-7-4, Parcels 3&4	181	556	158487
FC-B-AR-7-6, Parcel 2	181	556	158487
FC-B-AR-8-1, Parcels 1,3,1&4	"	"	"
FC-B-AR-8-1, Parcels 1.1&2	182	453	159139
FC-B-AR-8-1, Parcels 1.2	182	485	159157
FC-B-AR-8-1, Parcel 3	182	260	158975

<u>Tract No.</u>	<u>Recorded in Douglas County</u>		
	<u>Volume</u>	<u>Page</u>	<u>File</u>
FC-B-AR-8-1, Parcels 5,7,8,9	186	498	162054
FC-B-AR-8-2	"	"	"
FC-B-AR-9-1	"	"	"
FC-B-AR-9-2	"	"	"
FC-B-AR-9-3, Parcels 1,2,3,4	"	"	"
FC-B-AR-8-1, Parcel 6	182	116	158776
FC-B-AR-8-3, Parcels 1,2	234	147	247959
FC-B-AR-9-5, Parcels 1,2	"	"	"
FC-B-AR-9-3, Parcel 3.1	184	22	160077
FC-B-AR-9-3, Parcels 5,6	"	"	"
FC-B-AR-9-4	"	"	"
FC-B-AR-10-1, Parcels 1,2.1	"	"	"
FC-B-AR-9-3, Parcel 3.2	183	344	159669
FC-B-AR-10-1, Parcel 2	187	172	162501
FC-B-AR-10-1, Parcel 3	181	565	158490
FC-B-AR-10-3R, Parcel 1	"	"	"
FC-B-AR-10-3R, Parcel 2	180	450	157657
FC-B-R-AR-11-1	186	318	161866
FC-B-AR-11-1, Parcel 1	182	158	158839
FC-B-AR-11-2	182	158	158839
FC-B-AR-12-3, Parcel 2	182	169	158866
FC-B-AR-12-5	179	271	156714
FC-B-AR-13-1, Parcels 1,2,3	243	235	593921
FC-B-AR-14-2	225	295	575873
FC-B-AR-14-3	"	"	"
FC-B-AR-14-4, Parcel 3	229	335	579709

AND

All right-of-way easements acquired by the United States of America, acting by and through the Bonneville Power Administration, for the erection, operation, maintenance, repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land Okanogan County, State of Washington, as recorded in the records of Okanogan County as shown below:

Brewster-Okanogan Transmission Line

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
B-O-2, 2A,3,9 (213Y)	111	515	353665
B-O-3R	145	321	426716
B-O-6 (223Y)	111	515	353665
B-O-7,10,12,19,25,26,32, 37,44 (212Y)	111	515	353665
B-O-11 (198Y)	111	515	353665

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
B-O-13 (211Y)	111	515	353665
B-O-15 (216Y)	111	515	353665
B-O-16 (193Y)	111	515	353665
B-O-17 (220Y)	111	515	353665
B-O-18,35,42 (215Y)	111	515	353665
B-O-20,22,33(219Y)	111	515	353665
B-O-29 (210Y)	111	515	353665
B-O-30 (204Y)	111	515	363665
B-O-31 (148DD)	111	515	353665
B-O-34 (200Y)	111	515	353665
B-O-38,40 (214Y)	111	515	353665
B-O-39 (192Y)	111	515	353665
B-O-41 (192y)	111	515	353665
B-O-43 (222Y)	111	515	353665
B-O-1 & BO-0-2	202	405	543688
B-O-45 (203Y)	111	515	353665
B-O-46 (188Y)	111	515	353665
B-O-47 (190Y)	111	515	353665
B-O-49,50	18	1820	645819
B-O-AR-9-3, Parcel 1.1			
B-O-50.1,56,62,63,64,68, 70,71,91,93	60	631	723347
B-O-9-AR-3, Parcel 1			
B-O-9-AR-4, Parcel 1			
B-O-12-AR-1, Parcel 2			
B-O-13-AR-2, Parcels 2,4,6			
B-O-14-AR-2, Parcel 2			
B-O-14-AR-2, Parcel 1			
B-O-14-AR-1, Parcel 3			
B-O-20-AR-7			
B-O-20-AR-9			
B-O-20-AR-10			
B-O-51 (201Y)	111	515	353665
B-O-52 (195Y)	111	515	353665
B-O-53 (217Y)	111	515	353665
B-O-54	14	489	637382
B-O-55,57 (191Y)	111	515	353665
B-O-58 (221Y)	111	515	353665
B-O-59 (196Y)	111	515	353665
B-O-60 (194Y)	111	515	353665
B-O-61,65,67,69,82,83,84, 85,86,94	60	647	723348
B-O-14-AR-1, Parcel 1	60	647	723348
B-O-15-AR-1, Parcel 1			

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
B-O-14-AR-2, Parcel 3			
B-O-14-AR-1, Parcel 3			
B-O-18-AR-2, Parcel 2,3			
B-O-18-AR-3, Parcels 1,2			
B-O-13-AR-2, Parcels 3,5,8			
B-O-66 (314Y)	111	515	353665
B-O-72,74 (224Y)	111	515	353665
B-O-73 (389Y)	111	515	353665
B-O-75 (199Y)	111	515	353665
B-O-R-75	175	638	484969
B-O-R-AR-16-1, Parcel 1			
B-O-R-78	177	179	488072
B-O-R-AR-17-1, Parcel 2			
B-O-R-79	177	174	488071
B-O-R-AR-17-1, Parcel 1			
B-O-R-AR-17-2			
B-O-R-AR-17-3, Parcels 1,2			
B-O-R-AR-17-4, Parcels 1,2			
B-O-R-AR-17-5, Parcels 1,2			
B-O-79,80	15	1040	639589
B-O-81 (189Y)	111	515	353665
B-O-87,89 (197Y)	111	515	353665
B-O-88 (393Y)	111	515	353665
B-O-90 (202Y)	111	515	353665
B-O-92	14	1251	637893
B-0-94.1	17	404	643034
B-O-95 (205Y)	111	515	353665
B-O-105	158	329	452507
B-O-107	111	515	353665
	&167	369	466317
OT-2	133	485	403187

AND

The following access road easement for the maintenance of the above transmission line acquired by Bonneville Power Administration under the following instrument as recorded in the records of Okanogan County, Washington:

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
B-O-AR-22-1, Parcel 1	228	461	578807

AND

The following transmission line right-of-way and access road easements acquired over Indian land and identified under the following tract numbers which are noted on right-of-way maps approved by the superintendent of the Colville Indian Agency but not recorded in the records of Okanogan County.

<u>Tract No.</u>	<u>BIA Allotment or Tract Number</u>	<u>Date Approved</u>
B-O-R-76 B-O-R-AR-16-1, Parcel 2 B-O-R-AR-16-2, Parcel 1	956	9/28/61
B-O-R-77	T-4241	9/28/61
B-O-104		3/31/58
B-O-106	2302	3/26/58
B-O-108	861-D	3/26/58

AND

All right-of-way easements acquired by the United States of America, acting by and through the Bonneville Power Administration, for the erection, operation, maintenance, repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land in Okanogan County, State of Washington, as recorded in the records of Okanogan County as shown below:

Okanogan-Tonasket No. 1 Transmission Line

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
OT-3	BIA	Recording	10115093
OT-4 (BIA Recording Number Not Available)			
OT-5	85	3164	768419
OT-6 (327Y)	133	485	403187
OT-7 (324Y)	133	485	403187
OT-8 (323Y)	133	485	403187
OT-9 (BIA Recording Number Not Available)			
OT-9.1	119	1154	812964
OT-9.2	108	1899	800445
T-10	110	1004	802165
OT-11	133	485	403187
OT-12	110	1004	802165
OT-13 (17/18 Interest)	BIA	Recording	1011526
OT-13 (1/18 Interest)	110	0988	802162
OT-14	110	0992	802163
OT-14.1 (17/18 Interest BIA Recording Number Not Available)			
OT-14.1 (1/18 Interest)	110	0998	802164
OT-15 (331Y)	133	485	403187
OT-16	126	0721	821144

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
GT-17 (328Y)	133	485	403187
OT-18	126	0721	821144
OT-18.1	86	779	768883
OT-18.2 (BIA Recording Number Not Available)			
OT-18.3	86	2534	769656
OT-18.4	BIA	Recording	10115094
OT-19 (325Y)	133	485	403187
OT-20 (326Y)	133	485	403187
OT-21 (329Y)	133	485	403187
OT-22	133	485	403187
Portion OT-23	133	485	403187

(Described as the NE 1/4 SE 1/4 and East 1/2 of the NE 1/4 of Section 25, and the E 1/2 of the SE 1/4 of Section 24, Twp. 34 N, Range 26 E, W.M., Okanogan County, Washington EXCEPT that part which is located in the North 260 feet of the NE1/4SE1/4 and E1/2NE1/4 of Section 24, Twp 34 N, R 26 E, W.M., Okanogan County, Washington.)

AND

All right-of-way easements acquired by the United States of America, acting by and through the Bonneville Power Administration, for the erection, operation, maintenance, repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land in Okanogan County, State of Washington, as recorded in the records of Okanogan County as shown below:

Okanogan-Tonasket No. 2 Transmission Line

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
ACR-6-A-72	12	186	633653
ACR-6-A-73,74,75	17	907	643372
ACR-6-AR-74, Parcel 1			
ACR-6-AR-75, Parcel 1			

AND

All right-of-way easements acquired by the United States of America, acting by and through the Bonneville Power Administration, for the erection, operation, maintenance, repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land in Okanogan County, State of Washington, as recorded in the records of Okanogan County as shown below:

Tonasket-Oroville No. 1 Transmission Line

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
OT-OT-8			(ROW approved by Supt of the Colville Indian Reservation. The land was subsequently sold out of trust status with no reservation of easement in sale document).

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
OT-OT-9	169	72	470079
OT-OT-10	170	24	472013
OT-OT-11	168	236	468123
OT-OT-12	169	89	470084
OT-OT-13	169	79	470081
OT-OT-AR-1-1			
OT-OT-AR-1-2			
OT-OT-14	168	126	467810
OT-OT-15,18	168	169	467933
OT-OT-AR-1-3			
OT-OT-16	169	242	470598
OT-OT-17	169	452	471209
OT-OT-AR-3-1, Parcels 1,4			
OT-OT-19,21	168	166	467932
OT-OT-20,22,23,26,33,36,39,41	169	264	470604
OT-OT-AR-3-1, Parcels 2,5			
OT-OT-AR-5-1			
OT-OT-AR-5-2			
OT-OT-AR-6-2			
OT-OT-AR-6-3			
OT-OT-AR-8-3, Parcel 2			
OT-OT-AR-9-1, Parcels 1,3			
OT-OT-AR-10-1, Parcel 4			
OT-OT-AR-10-3, Parcel 2			
OT-OT-AR-10-4, Parcel 2			
OT-OT-AR-11-9, Parcel 2			
OT-OT-AR-11-10, Parcel 1			
OT-OT-24	169	588	471810
OT-OT-25,27 (Portion)	79	2081	757915
OT-OT-28,30	168	428	468996
OT-OT-AR-7-1,7-2,7-3			
OT-OT-29	172	96	476811
OT-OT-31	170	22	472012
OT-OT-32	171	330	475059
OT-OT-38	169	591	471811
OT-OT-AR-10-2			

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
OT-OT-AR-10-3, Parcel 1	169	591	471811
OT-OT-43	169	245	470599
OT-OT-AR-11-4, Parcel 2			
OT-OT-AR-11-6, Parcel 2			
OT-OT-AR-11-7			
OT-OT-AR-11-8, Parcel 1			
OT-OT-44	168	209	468040
OT-OT-AR-11-8, Parcel 2			
OT-OT-AR-12-1			
OT-OT-AR-12-2			
OT-OT-AR-12-3			
OT-OT-AR-12-4			
OT-OT-45,56	169	447	471208
OT-OT-AR-14-4			
OT-OT-AR-14-7			
OT-OT-AR-15-1, Parcel 1			
OT-OT-AR-15-2			
OT-OT-45C	169	474	471349
OT-OT-46	169	60	470076
OT-OT-AR-13-1			
OT-OT-47,48	169	249	470600
OT-OT-AR-13-2			
OT-OT-AR-13-3, Parcels 1,2			
OT-OT-49	169	506	471496
OT-OT-AR-13-3, Parcel 3			
OT-OT-50	169	487	471389
OT-OT-AR-14-1			
OT-OT-51	169	253	470601
OT-OT-AR-14-2, Parcel 2			
OT-OT-52	169	437	471175
OT-OT-AR-14-2, Parcel 1			
OT-OT-53	169	86	470083
OT-OT-54,55,57,75	172	145	477008
OT-OT-AR-14-3			
OT-OT-AR-15-1, Parcel 2			
OT-OT-AR-15-3			
OT-OT-AR-15-4			
OT-OT-AR-15-5			
OT-OT-AR-15-6, Parcel 1			
OT-OT-58, 74B	170	179	472512
OT-OT-AR-15-6, Parcel 2			
OT-OT-AR-16-1			
OT-OT-59,60	169	47	470072
OT-OT-AR-17-1			

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
OT-OT-AR-17-5, Parcel 1	169	47	470072
OT-OT-61	169	64	470077
OT-OT-AR-17-4, Parcel 3			
OT-OT-AR-17-5, Parcel 2			
OT-OT-62	169	68	470078
OT-OT-AR-17-3			
OT-OT-AR-17-4, Parcel 1			
OT-OT-AR-17-5, Parcel 3			
OT-OT-63	169	75	470080
OT-OT-AR-17-4, Parcels 2,4			
OT-OT-64,65,66	169	57	470075
OT-OT-67	Civil No. 1909, U.S. District Court, Eastern District of Washington Northern Division		
OT-OT-AR-18-1			
OT-OT-AR-18-2, Parcel 1			
OT-OT-68	169	83	470082
OT-OT-69	169	257	470602
OT-OT-AR-18-2, Parcel 2			
OT-OT-70	180	215	495431
OT-OT-71	169	153	470336
OT-OT-72	169	150	470335
OT-OT-73	169	92	470085
OT-OT-74	170	184	472513
OT-OT-75B	171	606	476405
OT-OT-76	169	159	470338
OT-OT-77	169	54	470074
OT-OT-78	170	207	472657

AND

The following access road easements for the maintenance of the above transmission line as acquired by Bonneville Power Administration under the following instruments as recorded in the records of Okanogan County, Washington:

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
OT-OT-AR-3-1, Parcel 3	169	51	470073
OT-OT-AR-8-1,	172	93	476810
OT-OT-AR-8-4	"	"	"
OT-OT-AR-8-2,	172	99	476809
OT-OT-AR-8-3, Parcel 1	"	"	"
OT-OT-AR-11-5, Parcel 2	169	261	470603
OT-OT-AR-11-9, Parcel 1	"	"	"

AND

All right-of-way easements acquired by the United States of America, acting by and through the Bonneville Power Administration, for the erection, operation, maintenance, repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land in Okanogan County, State of Washington, and recorded in the records of Okanogan County as follows:

Ellisford Tap to East Omak-Oroville No. 1 Transmission Line

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
AHL-1-A-2	42	2137	692316
AHL-1-AR-1			
AHL-1-AR-2			
AHL-1-A-3	42	599	691346
AHL-1-A-4	42	603	691347

AND

All right-of-way easements acquired by the United States of America, acting by and through the Bonneville Power Administration, for the erection, operation, maintenance, repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land in Okanogan County and recorded in the records of Okanogan County as follows:

Omak Tap to Okanogan-Oroville No. 1 Transmission Line

<u>Tract No.</u>	<u>Volume</u>	<u>Page</u>	<u>File</u>
OTT-1,3	206	172	551970
OTT-2	206	582	552776
OTT-4	205	548	551192

AND

All right-of-way easements acquired by the Bonneville Power Administration from the Department of Interior, Bureau of Land Management, for access and the erection, operation, maintenance repair, and rebuilding of an electrical transmission line and appurtenant signal lines, wires, and poles in, over, upon and across the following described parcels of land in Douglas and Okanogan Counties, State of Washington, as noted on maps and records in the Land Office, Bureau of Land Management, in Spokane, Washington:

Foster Creek-Brewster Transission Line

<u>Tract No.</u>	<u>Date Approved</u>	<u>Document</u>
FC-B-19	July 22, 1947	Tract Book 6&57
FC-B-33	July 22, 1947	" "

<u>Tract No.</u>	<u>Date Approved</u>	<u>Document</u>
FC-B-37R	July 15, 1965	Letter
FC-B-AR-71, Parcel 1	March 23, 1972	BLM/BPA
FC-B-AR-11-1, Parcel 3	"	Understanding,
FC-B-AR-12-3, Parcel 1	"	Supplement # 37

Tonasket-Oroville No. 1 Transmission Line

<u>Tract No.</u>	<u>Date Approved</u>	<u>Document</u>
OT-OT-25,27,34,37,40,42	August 16, 1960	Letter
OT-OT-AR-9-1, Parcel 2		
OT-OT-AR-9-2		
OT-OT-AR-9-3		
OT-OT-AR-10-1, Parcel 5		
OT-OT-AR-10-4, Parcel 1		
OT-OT-AR-11-4, Parcels 1 & 3		
OT-OT-AR-11-5, Parcel 1		
OT-OT-AR-11-6, Parcel 1		
OT-OT-AR-1-10, Parcel 2		

Ellisford Tap to East Omak-Oroville No. 1 Transmission Line

<u>Tract No.</u>	<u>Date Approved</u>	<u>Document</u>
AHL-1-A-1	August 15, 1982	Contract No. 14-03-77644, Supplement No 65

AND

SUBJECT TO all easements and encumbrances of record.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING PERMITS:

Foster Creek-Brewster Transmission Line

	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
FC-B-4A, 10A, 39A	Ibp-4949	Douglas County	Read Crossing Permit
BPA reserves the right to continue to exercise the rights granted for Tract FC-B-4A since this tract covers a crossing on a portion of the Foster Creek-Brewster Line which is not being sold.			
FC-B-5A, 15A, 17A, 18A	Ibp-1752	State of Washington	Highway Crossing
BPA reserves the right to continue to exercise the rights granted for Tract FC-B-5A since this tract covers a crossing on a portion of the Foster Creek-Brewster line which is not being sold.			
FC-B-11A, 39B (Now 39C)	Ibp-4947	Douglas County PUD	Power Line Crossing Permi
FC-B-12A	Ibp-8487	Interstate Telephone Co.	Telephone Line Crossing Agreement
FC-B-R-10	Nov. 1, 1986	Corps of Engineers	River Crossing Agreement
FC-B-41A, 43B, 45A, 46B, 47A, 47B, 48A	Ibp-5105	Okanogan County	Road Crossings
FC-B-42A, 43A, 46A, 46C, 50A	Ibp-5131	Okanogan County PUD	Power Line Crossing Agreement
FC-B-44A, 49A	Ibp-4480	Great Northern Railroad	Railroad Crossing
FC-B-44B	Ibp-4799	State of Washington	Highway Crossing
FC-B-AR-4-2 Parcel 7A	14-03-09838	State of Washington	Approach Road
FC-B-AR-5-2 Parcel A	"	"	"
FC-B-A-5-3 Parcel 2A	14-03-09838	State of Washington	Approach Road
FC-B-AR-6-1 Parcel A	"	"	"
FC-B-AR-6-2 Parcel 1A	"	"	"
FC-B-AR-6-2 Parcel 2	"	"	"
FC-B-AR-6-5 Parcel 2A	"	"	"
FC-B-AR-8-1 Parcel 9A	"	"	"
FC-B-AR-9-3 Parcel A	"	"	"

	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
FC-B-AR-12-5	BPA Ltr. 2/12/71	Douglas County	Approach Road
FC-B-AR-5-2	Vol. 181, Pg. 522 File 158438	State of Washington	Road Use
FC-B-AR-6-4 Parcel A	14-03-49682	State of Washington	Approach Road
FC-B-AR-8-1 Parcel A	BPA Ltr. 1/30/70 & BPA Ltr. 3/6/70	Douglas County	Approach Road
FC-B-AR-9-37 Parcel 6A	14-03-19715	State of Washington	Approach Road
FC-B-AR-10-3R, Parcel 2A	14-03-09875	State of Washington	Approach Road
FC-B-AR-11-1 Parcel A	"	"	"
FC-B-AR-11-2 Parcel A	14-03-09875	State of Washington	Approach Road
FC-B-AR-12-1R, Parcel A	"	"	"
FC-B-AR-11-1 Parcel 2	July 2, 1971	M&J Michelson	Access Road
FC-B-AR-13-1 Parcel A	14-03-09828	Okanogan County	Approach Road
FC-B-AR-13-2 Parcel A	"	"	"
FC-B-AR-14-1 Parcel A	"	"	"
FC-B-AR-14-2 Parcel A	"	"	"
FC-B-AR-14-3 Parcel 2A	"	"	"
FC-B-AR-14-4 Parcel 3A	"	"	"
FC-B-AR-14-3 Parcel 2B	14-03-09882	Burlington Northern, Inc.	Access Road Encroach
FC-B-10A	4627 & 14-03-29574	Town of Bridgeport	Transmission ROW
FC-B-53	25462 & 4831	Town of Brewster	Transmission ROW

Brewster-Okanogan Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
BO-47A-49A	Permit Rated Jan. 14, 1927	U.S. War Department	River Crossing
BO-AR-8-3 Parcel A	14-03-59683	Okanogan County	Road Approach
BO-AR-16-1 Parcel 3	14-03-25434	State of Washington	Road Approach
BO-AR-16-2 Parcel 2	"	"	"
BO-AR-17-1 Parcel 3	"	"	"

	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
BO-AR-17-3 Parcel 3	"	"	"
B-O-AR-106A	14-03-49833	State of Washington	Operate Transmission Line & Construct Approach
B-O-AR-107	"	"	"
B-O-AR-21-1 Parcel 4	"	"	"
B-O-AR-22-1 Parcel 2	"	"	"
B-O-AR-21-1	"	"	"

Okanogan-Tonasket No. 2 Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
ACR-6-X-1A; ACR-6-X-2A ACR-6-X-4A	14-03-79641	Okanogan County	Road Crossings
ACR-6-AP-1A ACR-6-AP-2A	14-03-79640	Okanogan County	Access Road Approach
ACR-6-X-3A	14-03-79659	State of Washington	Highway Crossing

Tonasket-Oroville Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
OT-OT-8A	14-03-17249	State of Washington	Highway Crossing
OT-OT-8B	14-00-001-15228	Burlington Northern Railway	Railroad Crossing
OT-OT-AR-1-4	14-03-17250	State of Washington	Approach Road
OT-OT-12A, 15B, 17A, 18B, 23A, 32A, 37A, 45A, 46A, 59A, 69A, 75A, 76B	14-03-18266	Okanogan county	Road Crossing
OT-OT-14A, 18A, 38A, 58A, 64A	14-03-001-14937	Okanogan County PUD	Power line Crossing
OT-OT-15A	14-03-001-15463	North Central Washington Telephone Exchange	Telephone line Crossing
OT-OT-15C	14-03-001-15439	Okanogan TV Corp	TV Cable Crossing
OT-OT-32B	14-03-001-14931	North Central Rural Telephone Co.	Telephone Line Crossin
OT-OT-45B 55A, 67A, 71A, 74A	14-03-001-14936	Oroville Tonasket Irrigation Dist	Canal Crossing

Omak Substation

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
SS Site	Permit Dated March 1967	Okanogan County	Road Approved

Oroville Substation

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
Parcels 1 & 2	Permit Dated June 13, 1960	Okanogan County	Road Approach

Ellisford Substation

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantor</u>	<u>Purpose</u>
Ellis-SAR-1	Permit Dated		
Parcel 2A	August 26, 1982	Okanogan County	Road Approach
Elis-SS-AR-1	"	Okanogan County	Road Approach
Parcel 1A			

TOGETHER WITH AND SUBJECT TO THE FOLLOWING OUTGRANTS:

Foster Creek-Brewster Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
FC-B-10,10A	14-03-001-10967	Douglas County PUD	Service Line Crossing Permit
FC-B-17	Ibp 5116	Douglas County PUD	Service Line Crossing Permit
FCB-R-14	14-03-89501	Douglas County PUD	Service Line Crossing Permit
FC-B-42	7760	Town of Brewster	Utilities Crossing Permit
FC-B-51	EW-78-Z-81-0082	Okanogan County PUD	Service Line Crossing Permit

Brewster-Okanogan Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
B-0-3&3R	14-03-001-13602	Mutual Apple Growers	Parking Area
B-0-9	Supplement No. 44 to MOU dated 1/18/57	Bureau of Reclamation	Transmission Line Crossing
B-0-22	82038	Okanogan County PUD	Service Line Crossing Permit
B-0-42	Ibp8983	Okanogan County PUD	Service Line Crossing Permit
B-0-49	14-03-001-11252	Okanogan County PUD	Service Line Crossing Permit
B-0-52	Vol. 153, Pg. 550 File 442949, Records Okanogan County	State of Washington	Highway Crossing
B-0-R-77	E.W.-78-Z-81-0057	Virgil Allen	Shed Encroachment
B-0-93	Ibp-5760	Okanogan County PUD	Service Line Crossing

Brewster-Okanogan Transmission Line Cont.

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
B-0-93	14-03-001-10590	Okanogan County PUD	Service Line Crossing
B-0-95,104	14-03-79864	Dennis Hinger	Road Use
B-0-104	EW-78-Z-81-0082	Okanogan County PUD	Service Line Crossing
B-0-108	14-03-19654	Pacific Northwest Bell	Telephone Line Crossing

Okanogan-Tonasket No. 1 Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
OT-3	14-03-49569	Nespelem Valley Electric Corp.	Service Line Permit
OT-6	14-03-29806	Okanogan PUD # 1	Underground Cable Crossing
OT-11	Land Use Permit # 81116	Desert Development Corp.	Waterline
OT-17	14-03-61294	Okanogan PUD # 1	13.8 Service Line Crossing Permit
OT-18	14-03-19506	Pacific Northwest Bell	Crossing Permit Cable

Tonasket-Oroville Transmission Line

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
OT-OT-11	79112	Oakes Mobile Home Court	Driveway and Waterline
OT-OT-32	14-03-69656	Okanogan County PUD	Service Line Crossing
OT-OT-62,63, 64, OT-OT-AR-17-3 Parcels 1,2,3,4	83122	Bureau of Reclamation	Irrigation Pipeline & Roadway Crossing
OT-OT-64	86063	Okanogan County PUD	Service Line Crossing

Omak Tap

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
OIT-1	84011	Okanogan County PUD	Electric Service Line Crossing
OTT-1	84012	Amos P. Bratrude	Road & Utilities Encroachment

Tonasket Substation

<u>Tract No.</u>	<u>Contract No.</u>	<u>Grantee</u>	<u>Purpose</u>
Tonasket Sub.	14-03-79157	Okanogan County PUD	Underground Fiber Conduit Crossing

(End Exhibit A Legal Description)

SALE AGREEMENT

**This is a three-party sales agreement between the Okanogan PUD #1 (PUD),
Bonneville Power Administration (BPA) and the General Services Administration (GSA)
concerning the sale of six substations and seven transmission lines in Okanogan County
Washington known as:**

Substations

**Brewster Substation
Okanogan Substation
Omak Substation
Tonasket Substation
Ellisforde Substation
Oroville Substation**

Transmission Line Sections

**Foster Creek - Brewster
Brewster - Okanogan
Okanogan - Tonasket #1
Okanogan - Tonasket #2
Tonasket - Oroville #1
Ellisforde Tap
Omak Tap**

- 1. Possession of the property will be granted to the PUD by GSA at close of business**

on June 29, 1990. This will be the ending date for certain BPA use charges. The PUD will operate the property as its own property and in accordance with other PUD/BPA operating agreements.

2. The PUD will deposit \$4.2 million in a restricted account with Seafirst Capital Markets Division, 800 5th Ave., 34th Floor, Seattle, WA 98104 no later than Monday, July 2, 1990. Investment and disbursement instructions shall be per the attached "Restricted Account Letter of Understanding" dated July 2, 1990 to Mr. Bill Seaton, Seafirst Capital Markets Division, Seattle, WA.

3. BPA is responsible, at some future date, to remove all PCB capacitors at the substations at no cost to the PUD. BPA will also be responsible for all PCB cleanup costs caused by the capacitors or BPA operations in the substations until the removal is completed.

4. BPA will clean up, at sometime in the future and at no cost to the PUD, all PCB contamination at the Okanogan, Omak, and Tonasket Substations and shall restore the sites to an acceptable BPA substation standard.

5. At some future date BPA will remove all BPA equipment not included in the sale, except for such equipment as may be mutually agreed to remain. The PUD will incur no liability or removal cost associated with this equipment.

6. BPA will continue to acquire the necessary rights-of-way over lands originally granted by the Department of Interior permit, dated September 2, 1937, which expired January 1, 1987 associated with the Okanogan-Tonasket #1 line and these rights will be part of the rights conveyed in the quit claim deed.

7. GSA shall deliver to the PUD a quitclaim deed to the property at which time the

entire \$4.2 million plus accrued interest will be disbursed to GSA within the guidelines established by the attached "Restricted Account Letter of Understanding" referred to above.

Signed and agreed this 2nd day of July, 1990.

PUD No. 1 of Okanogan County
P.O. Box 912
Okanogan, WA 98840

General Services Administration
Real Estate Sales Office
GSA Center
Auburn, WA 98001

Harlan Warren

manager
(title)

Wanda E. Lundbak

CHIEF REAL ESTATE SALES
(title)

Bonneville Power Administration
P.O. Box 3621
Portland, OR 97208

Ronald K. Rodwald

Wenatchee Dist. Mgr.
(title)



General Services Administration
400 - 15th Street S.W.
Auburn, WA 98001-8500

COPY FOR
RENEE FERRERA

March 30, 1995

Mr. Jerry Dinan
BPA - (FRO)
P.O. Box 3621
Portland, OR 97208

Dear Mr. Dinan:

This refers to, and your attention is directed to, the "Restrictive Account Letter of Understanding" signed March 25, 1991, wherein the BPA received approximately \$4,441,768 to be held in an interest bearing escrow account for the Okanogan PUD and GSA pending certain conditions and further instructions.

The conditions of the sales agreement have been completed and we are ready to have all the funds in the escrow account, amounting to approximately \$6,130,000, released to the BPA general receipts account. The deed has been sent to the PUD and when it is recorded, Bob Chiles will send his letter or release instructions. Once you receive his instructions please release the funds to the BPA accounts.

Upon transfer of the funds, please send both Mr. Chiles and myself a certification from your office, which is also attested to by Renee Ferrera, BPA Manager, Real Property Management, that the funds have been transferred, including the amount, BPA account name, and the date.

If you have any questions please call me at 206-931-7550.

Sincerely,

Kenneth E. Lindebak
Director, Real Estate Sales Office Auburn





General Services Administration
400 - 15th Street S.W.
Auburn, WA 98001-8599

March 29, 1995

Harlan Warner
Manager
Okanogan County PUD
P.O. Box 912
Okanogan, WA 98840

Dear Mr. Warner:

Enclosed is the signed deed conveying the former 115kV electrical facilities in Okanogan County to the PUD. The deed is effective today.

Please sign the acknowledgment part of the signature page and present the deed for recording at the county office. Once recorded, please send a letter signed by Bob Chiles by overnight delivery to BPA releasing the purchase money from the trust account to the BPA receipts. The person to write to is:

Mr. Jerry Dinan
BPA - (FRO)
P.O. Box 3621
Portland, OR 97208

Whenever you get the recording number and page please send us the information for our files.

Thanks again for the high level of professionalism and courtesy you and your employees have shown to us in completing this sale.

Sincerely,

Kenneth E. Lindebak
Director, Real Estate Sales Office Auburn

Enclosure





General Services Administration
400 - 15th Street S.W.
Auburn, WA 98001-6599

*Copies for
Renee Ferrera*

March 23, 1995

Harlan Warner
Manager
Okanogan County FOD
P.O. Box 912
Okanogan, WA 98840

Dear Mr. Warner:

Pursuant to item #6 of the sale agreement (copy enclosed) BPA was to acquire rights of way over lands originally granted by DOI permit dated 1937 and which had expired. Tract OT-OT-8 was never part of the 1937 permit and BPA never had any intention of acquiring additional rights over OT-OT-8. The underlying fee of this tract is in private ownership. The transmission line was on the property at the time the property was deeded outside Government ownership. Unfortunately, DOI forgot to put a reservation in the deed for the transmission line. The transmission line has been there a number of years, and the owner of the system has a prescriptive right to continue its use as it is now constructed. We are conveying whatever right the Government has in tract OT-OT-8.

The deed has been prepared and will be signed and notarized on March 29, 1995. The deed will be sent to you by overnight delivery for recording in the county records. On the day of recording, please have Bob Chiles sign and express mail a letter to the BPA Accounting Chief releasing the purchase money plus interest.

It has been a pleasure working with you over these many years in putting this transaction together. As I look back at all the things we investigated and resolved, it reminds me of the real extent of this accomplishment. Unfortunately, few people other than you and I can appreciate it. Thanks.

Sincerely,

Kenneth E. Lindebak
Director, Real Estate Sales Office Auburn

Enclosure



General Services Administration
400 - 15th Street S.W.
Auburn, WA 98001-6599

March 17, 1995

Harlan Warner
Manager
Okanogan County PUD
P.O. Box 912
Okanogan, WA 98840

Dear Mr. Warner,

Enclosed is the response from the Bonneville Power Administration to your questions about certain tracts in the BPA system disposal to Okanogan PUD.

The new acquisition documents provided in this package cover the questions on the OK-T tracts. The other questions have been addressed in the BPA comments supported with copies of older documents. If you have any additional questions please give me a call by close of business March 23. I am planning to execute the deed on the 24th.

Sincerely,

Kenneth E. Lindebak
Director, Real Estate Sales Office Auburn



Copy for
Renier Ferrera

March 13, 1995

Update of Report of Title.

Executed Easement Documents OKANOGAN- TONASKET OPR AS OKANOGAN-EAST OMAK NO. 1 sent December 9, 1994, to GSA.

Tract No. OK-T-3 (OT-3):

Easement dated May 7, 1992, BIA File No. 378.190-2, BIA recording August 28, 1992, BIA auditor's file number 10115093. (For a period of fifty years.) No Final Certificate of Title or Final Opinion of Title.

Tract No. OK-T-4 (OT-4):

Easement dated September 9, 1994, BIA File No. 378.1(11), no BIA recording information available. (For a period of fifty years.) No Final Certificate of Title or Final Opinion of Title.

Tract No. OK-T-9 (OT-9):

Easement dated May 12, 1993, BIA File No. 378.1(11)FY93-3, no BIA recording information available. (For a period of fifty years from January 1, 1987). No Final Certificate of Title or Final Opinion of Title.

Tract No. OK-T-11 (OT-11):

Transmission line was acquired as a System-Acquisition. Title was obtained by Deed dated June 11, 1952, recorded July 30, 1952, Book 133, Page 485, Auditor's File No. 403187, deed records of Okanogan County, previously acquired by the Washington Water Power Company in Volume 133, Page 338. No title evidence is available.

Tract No. OK-T-12 (OT-12):

Contract and Grant of Easement (includes tract OT-10) dated April 23, 1993, recorded April 23, 1993, Reel 110, Page 1004, Auditors File No. 802165, Deed records of Okanogan County, WA, and as indicated in Final Certificate of Title to Transamerica Title Company Policy No. 49066, as of October 22, 1993. No Final Opinion of Title.

Tract No. OK-T-13 (OT-13)

Easement dated October 7, 1993 (17/18 interest), BIA File No. 378.1(FY92-2), BIA recording auditor's file no. 10115256. No other BIA recording information available. No Final Certificate of Title or Final Opinion of Title. (For a period of fifty years.)

Contract and Grant of Easement dated April 23, 1993, (1/18 interest), recorded April 23, 1993, Reel 110, Page 988, Auditor's file no. 802162, Deed records of Okanogan County, WA, and as indicated in Final Certificate of Title to Transamerica Title Company Policy No. 49066, as of October 22, 1993. No Final Opinion of Title.

Tract No. OK-T-14 (OT-14):

Contract and Grant of Easement dated April 23, 1993, recorded April 23, 1993, Reel 110, Page, 992, Deed records of Okanogan County, WA, and as indicated in Final Certificate of Title to

Transamerica Title Insurance Company Policy No.54388, as of October 23, 1993. No final Opinion of Title.

Tract No. OT-18.2:

Easement dated September 9, 1994, BIA File No. 378.1(FY90-1), no BIA recording information available. No Final Certificate of Title or Final Opinion of Title. (For a period of fifty years.)
and Tract No. OT-18.4:

Easement dated May 7, 1992, BIA File No. 378.190-3, Recorded August 28, 1992, BIA recording auditor's file number 10115094. No Final Certificate of Title or Final Opinion of Title. (For a period of fifty years.)

TONASKET-OROVILLE

Tract OT-OT-8:

Our file indicates this portion of the transmission line crossed Colville Indian Reservation lands, Indian Allotment No. C-153 at date of construction, July 10, 1961., etc. and showing payment for a 115-kv transmission line in the name of the Bonneville power Administration.

The three-party sales agreement between Okanogan PUD, GSA and BPA made no mention of acquiring necessary rights over Indian lands for the Tonasket-Oroville #1 transmission line.

However, BPA did acquire the necessary land rights, as agreed, over the lands originally granted by the Department of Interior permit, which expired January 1, 1987 associated with Okanogan-Tonasket #2 transmission line.

BREWSTER-OKANOGAN

Tract BO-9:

Lot 21 of Griggs Railroad Plat of Bruster, WA is Tract BO-9. I DO NOT FIND a portion of this tract to be excluded in property description(s) of Washington Water Power Right of Way Easement dated January 3, 1927, and later acquired by deed from PUD of Okanogan County to BPA, dated May 29, 1947, recorded in Volume 111, Page 515, June 7, 1947.

Tract No. BO-69:

The legal descriptions appear to contain typing errors (Exhibit A, Book 60, Page 650). The Exhibit A, BPA Drawing #75015, Book 60, Page 653 indicates the correct quarter of these tracts.

Tract No. BO-104

and Tract No. BO-10

Easements on Indian lands approved March 26, 1958 for 50 years as indicated on right-of-way maps, however, Tract No. BO-10 did contain a Title Status Report. The title status report was for only a portion of the tract BO-10.

FAX

GSA-Real Estate Sales (9DRF-10)

Phone: (206) 931-7547

400 15th Street SW

Auburn, WA 98001

Fax: (206) 931-7554

Date: 3-10-95 Number of pages including cover sheet 4

To: Renee Ferrera IDN

From: Ken Lindblad

REMARKS: Urgent For your review Reply ASAP Please Comment

Just received these 3 pages from Okanogan PUD.

Please provide explanation of each item ASAP

We are still short for # 14 but this may have to slip.

KL

Needed By:

Requested By:

Lynn - 3/10/95
Ken called me this pm re this fax. I told him there was a lot to research here, and it may take more than a day. Let me know what you think.
Renee





General Services Administration
400 15th Street, SW.
Auburn, WA 98001-6609

February 24, 1995

Harlan Warner
Manager
Okanogan County PUD
P. O. Box 912
Okanogan, WA 98840

Dear Mr. Warner:

Enclosed is a copy of the deed which will be used to convey six substations and seven transmission lines to Okanogan PUD #1.

Pursuant to the "Sale Agreement" dated July 2, 1990, BPA was to acquire the necessary rights-of-way over Indian lands associated with the Okanogan-Tonasket #1 line prior to conveyance. That has now been completed and we are ready to make the conveyance.

The purchase price of \$4,200,000 has been held in a interest bearing escrow account since 1990 and since March 28, 1991, these funds have been in an escrow fund in the BPA account with the U.S. Treasury. Both the PUD Auditor Controller, Robert Chiles, and myself, are trustees for the funds and upon conveyance, we will need to release \$4.2 million plus accrued interest to the BPA general accounts.

Please review the deed. If I do not hear from you by COB March 10, we will go ahead with the planned conveyance date of March 14.

If I can answer any questions please give me a call at 206-931-7550.

Sincerely,

Kenneth E. Lindebak
Director, Real Estate Sales Office Auburn

ROUTING SLIP												
TO	CO	RW	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10
NAME/TITLE	CORRES. SYMBOL	RECEIVED										
		INITIAL	DATE									
1. <i>Leneo Ferrera</i>												
2.												
3.												
4.												
5.												
Necessary Action		Recommendation		As Requested								
For Signature		Comment		See Me								
Concurrence		Initial and Return		Your Information								
Approval		Per Conversation		Other (Specify)								
REPLY OR INTERIM REPLY DUE ►			FOR SIGNATURE OF									

REMARKS

*Copy for your review.
Please respond by
March 10.*

#270207



FROM	CO	RW	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10
NAME/TITLE	CORRES. SYMBOL		BUILDING, ROOM & NO.									
<i>Ken Lindebak</i>	<i>90KF-10</i>											
	TELEPHONE NO.		DATE									
	<i>706 931-750</i>		<i>2/24/95</i>									



July 2, 1990

Mr. Bill Seaton, Assistant Vice President
Seafirst Capital Markets Division
800 5th Ave., 34th Floor
Seattle, WA 98104

RE: Restricted Account Letter of Understanding

Dear Mr. Seaton:

This letter referenced as "Restricted Account Letter of Understanding" establishes the financial transaction and restricted account instructions as agreed by the undersigned General Services Administration (GSA) and PUD No. 1 of Okanogan County (PUD) relative to the PUD No. 1 of Okanogan County's purchase of property from the General Services Administration.

The PUD & GSA have agreed per the attached Sales Agreement to establish a \$4.2 million Restricted Account with Seafirst Capital Market Division, Seattle, WA with the following instructions:

- 1) The PUD will deposit \$4.2 million in the Restricted Account no later than Monday, July 2, 1990, representing the agreed payment for property purchased from GSA.
- 2) The two-party Restricted Account shall be in the name of General Services Administration and PUD No. 1 of Okanogan County. The undersigned shall be authorized signatories on the Account.
- 3) The GSA requests the PUD to assume investment authority on the Restricted Funds Account with the understanding that the interest rate shall not be less than the current treasury bill rate at the time of investment and that security purchased shall be

held in the Trust Division in an established safe-keeping account. Investments will be in U.S. Government Securities or securities collateralized within the State of Washington Public Deposit Protection Act.

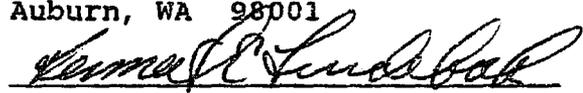
- 4) All funds in the Restricted Account shall be released to GSA upon the PUD's receipt of a quit claim deed representing a clear title for all property purchased and such release of funds must be authorized by the undersigned of each party to this agreement.

Signed and agreed this 2nd day of July, 1990.

PUD No. 1 of Okanogan County
P.O. Box 912
Okanogan, WA 98840

General Services Administration
Real Estate Sales Office
GSA Center
Auburn, WA 98001





Adrian Conto
(title)

CHIEF REAL ESTATE SALES
(title)

Okanogan - East Oak No. 1

OK-T-3:

No title evidence is available. Tract acquired (IA No. 801) by Washington Water Power by permit (to occupy and use right-of-way across certain Indian allotted lands) dated September 2, 1937, permit expired January 1, 1987.

OK-T-4:

No title evidence is available, shown only on deed from the PUD (IA No. 2380).

OK-T-9:

No title evidence available, shown only on deed from PUD (IA No. 2265)

OK-T-11:

No title evidence is available, 100 foot wide easement, acquired by The Washington Water Power on County Treasurer's Deed in Volume 133 Page 33^A, the chain to the PUD is not known, said line as constructed to include Tract OK-T-22/OT-22 comprising seven structures of two each, and to be placed in the positions as now surveyed and staked thereon.

OK-T-12:

No title evidence is available. Tract acquired (IA No. 2356) by Washington Water Power by permit (to occupy and use right-of-way across certain Indian lands) dated September 2, 1937, permit expired January 1, 1987.

OK-T-13:

17/18int - no title evidence is available. Tract acquired (IA No. 2274) by Washington Water Power by permit (to occupy and use right-of-way across certain Indian allotted lands) dated September 2, 1937, permit expired January 1, 1987.

OK-T-14:

No title evidence available for 17/18int, shown only on deed from PUD (IA No. 2397).

OT-18.2, OT-18.4:

This tract was supposedly acquired in system-acquisition by deed, which indicates IA No. 660; Julie Brooks, owner, and as indicated in Lawyers Title Insurance Corporation Final Certificate of Title, Policy No. 0-185 as of July 22, 1952 (title indicates Brooks Tracts, 3 and 10; Theo Paulsen, et ux., owner). However,

the original right-of-way easement granted by deed from Theo Paulsen, etux., to the Washington Water Power, by instrument recorded in Volume 80, Page 456, records of Okanogan County, WA covers several lots in Dickson's Subdivision not Brooks Tracts. A map provided by the title company indicates that the property covered by the easement (Dickson's Subdivision) is not in the area of Tract OT-18. We must assume that we have no rights.

Tonasket - Oroville

OT-OT-6:

This portion of the transmission line crossed Colville Indian Reservation lands, Indian Allotment No. C-153 at date of construction, July 10, 1961. At that time the Colville Indian Reservation issued Schedule of Damages for the Narcisse Brooks Allotment C-153 in the NWNW of Section 21, Township 37 North, Range 27 EWN, showing payment for a 115-kv transmission line in the name of Bonneville Power Administration. Since the date of this transaction, the Colville Indian Agency at Nespalem, Wa, has informed BPA that allotment cc-153 is now in a non-trust status, having been sold to BPA, Okanogan County PUD, the Tonasket Livestock Association and Colleen Allen Crofoot. A BPA telephone contact on September 15, 1986, with Baines Title Company and the Transamerica Title Company of Okanogan, Wa, indicates that the affected property to be in the ownership of John Figanshow with no record of being encumbered by the subject tract. It would appear the Colville Reservation right-of-way grant, made July 10, 1962, was not recorded during the transfer of title from Indian Allotment status to private ownership.

Presenter - Okanagan

BO-9:

A portion of Tract No. B-O-9 was excluded in property description.

BO-69:

The legal description for BO-69 should read NW/NE/SW instead of NE/NE/SW, the legal description for Tract No. B-O-14-AR-1, Parcel 3 (Portion) should read SW/NE/SW, easement reads NE/NE/SW, and the legal description for Tract No. B-O-15-AR-1, Parcel 1 should read NW/NE/SW, easement reads NE/NE/SW, the Exhibit shows the correct quarter of these tracts.

B-O-104:

Easement on Indian lands approved March 31, 1958, for fifty years, as indicated on right-of-way maps, approved by Superintendent of Colville Indian Agency. There is no Title Status Report in the file.

BO-108:

Easement on Indian lands approved March 26, 1959, for fifty years as indicated on Title Status Report 861-D, as of November 6, 1975, and right-of-way maps referenced under Tract No. B-O-104. There is no Title Status report for the W1/2/NE/SW; however, the entire tract is covered on the approved right-of-way map from BIA.

United States Government

Department of Energy
Bonneville Power Administration

memorandum

DATE: March 10, 1995

Lynn

REPLY TO
ATTN OF: TTRB

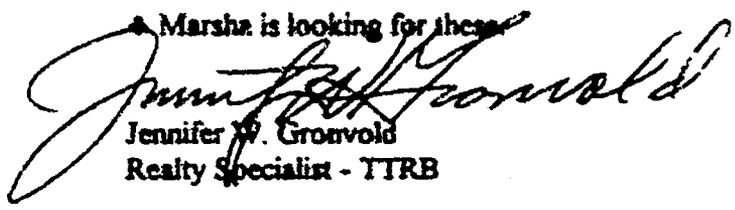
SUBJECT: Transmittal of Okanogan-Tonasket Files

TO: Renee Ferrera, Manager for Real Property Management - TTRC

With this memo I am transmitting the following files to Marsha DeJesus. She is trying to locate two files that are out so that they will be available when the final sale is completed.

<u>TRACT NO.</u>	<u>LANDOWNER</u>
O-T-1-A-3 •	Colville Tribe
O-T-1-A-4	Lewis
O-T-1-A-5 •	Dickson
O-T-2-A-9	McGowan
O-T-2-A-9.1	State of Washington
O-T-2-A-9.2	Okanogan County
O-T-2-A-10; 3-A-12	Delfeld
O-T-4-A-13	Delfeld/McCragy
O-T-4-A-13.1	Miller
O-T-4-A-14	Delfeld
O-T-4-A-14.1	Delfeld/McCragy
O-T-5-A-16&18	Omak Wood Products
O-T-5-A-18.1 •	Robbins
O-T-5-A-18.2	Colville Tribe
O-T-5-A-18.3 •	Love
O-T-5-A-18.4 •	Williams

- Marsha has these.
- Marsha is looking for these.


 Jennifer W. Gronvold
 Realty Specialist - TTRB

13 Attachments

cc:
J. Cowger - TTR
M. DeJesus - TTR

JGronvold:bh:3274:3/10/95 (8979:c:\data\okanton.doc)