



SAFECO

92600

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 79 PAGE 831

SK-12390
1-5-5-600

THIS CONTRACT, made and entered into this 4th day of June, 1981
between RICHARD W. LONDON and BETTY B. LONDON, husband and wife AND
BRADLY J. LONDON and TERRY A. LONDON, husband and wife
hereinafter called the "seller," and
ROBERT T. BIEVERE and JOANNE R. BIEVERE, husband and wife
hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described
real estate, with the appurtenances, in Skamania County, State of Washington:

PER ATTACHED LEGAL.....

SUBJECT TO Contract of Sale dated September 12 1973, Recorded April 10, 1979, Recording
No. 88313 in Book 76 at Page 361.

SUBJECT TO Contract of Sale dated October 19, 1979, Recorded October 22, 1979, Recording
No. 89803, Book 77 Page 428.

The Seller will continue to pay above according to the terms and conditions and in
accordance with Paragraph 6 below.

Purchaser shall not assign this Contract or sell any portion of the property which is the
subject matter of this contract without the express consent of the seller, obtained in
writing.

The terms and conditions of this contract are as follows: The purchase price is

FORTY THOUSAND AND NO/100THS ----- (\$ 40,000.00) Dollars, of which
TWO THOUSAND AND NO/100THS ----- (\$ 2,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
FOUR HUNDRED AND NO/100THS ----- (\$ 400.00) Dollars,

or more at purchaser's option, on or before the Fifth day of July 19 81

and FOUR HUNDRED AND NO/100THS ----- (\$ 400.00) Dollars,

or more at purchaser's option, on or before the Fifth day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the

rate of Twelve (12) per cent per annum from the Fifth day of June 19 81
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at
or at such other place as the seller may direct in writing.

Purchaser has the option of paying \$400.00 or \$500.00 semi-annual payments on the principal
balance until reaching a total of \$3,000.00 additional, at which time seller will deliver
to purchaser a 1 acre deed release.

Notwithstanding the aforementioned payment terms of this Contract, the Purchaser agrees
to pay in full, the entire remaining principal balance, together with any accrued interest
owing Seller, within Five (5) years from date of closing.

A one (1) year extension may be granted with approval of sellers.

As referred to in this contract, "date of closing" shall be June 5, 1981

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or
other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the
purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to
the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's
benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any
covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant
or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and
attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon,
and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a
failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after
payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the
seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements
damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment
of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable
time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard
form, or a commitment therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price
against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the
following:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be
made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by
this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to any contract or contracts under which seller is purchasing said real estate, or any
mortgage or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default,
the purchaser shall have the right to make any payments necessary to remove the same and any payments so made shall be applied to the
payments next falling due the seller under this contract.

Transaction in compliance with County subdivision ordinances,
Skamania County Assessor - B. J. [unclear]

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to

purchaser a statutory warranty fulfillment
part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other
than the seller, and subject to the following:

deed to said real estate, excepting any

EASEMENT OF RECORD

No. 8263
TRANSACTION EXCISE TAX

JUN 16 1981
Amount Paid \$400.00

Skamania County Treasurer
By *Trennery J. Phillips*

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser to his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Robert T. Bievare
Robert T. Bievare
Joanne R. Bievare
Joanne R. Bievare
Bradley A. London
Bradley A. London BY *Richard W. London* (SEAL) Attorney-In-Fact
Terry A. London
Terry A. London BY *Richard W. London* (SEAL) Attorney-In-Fact
Richard W. London
Richard W. London (SEAL)
Betty B. London
Betty B. London (SEAL)

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me Robert T. Bievare, Joanne R. Bievare, Richard W. London and Betty B. London to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that

they

signed the same as

their

free and voluntary act and deed,

for the uses and purposes therein mentioned.



June, 1981

Calvin Weaver
Notary Public in and for the State of Washington

residing at Vancouver



SAFECO TITLE INSURANCE

Filed for Record at Request of

Registered
Indexed, Dir.
Indirect
Recorded
Mailed

NAME

ADDRESS

CITY AND STATE

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON)	
COUNTY OF SKAMANIA) SS	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
<i>Sho. Co. Title Co</i>	
OF	<i>Stevenson, Wash</i>
AT	<i>2:00</i> M. <i>6-16</i> 1981
WAS RECORDED IN BOOK	<i>79</i>
OF	<i>Book</i> PAGE <i>231</i>
RECORDS OF SKAMANIA COUNTY, WASH.	
<i>Seal Macomber</i>	
COUNTY AUDITOR	
<i>E. Macomber</i> DEPUTY	

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKOWANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

A PORTION OF THE WEST HALF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKOWANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID WEST HALF SOUTHWEST QUARTER, NORTH 00° 45' 52" EAST 2754.22 FEET FROM THE SOUTHEAST CORNER THEREOF:

THENCE SOUTH 89° 13' 08" EAST 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 45' 52" EAST PARALLEL WITH SAID WEST LINE OF THE WEST HALF SOUTHWEST QUARTER 2474.91 FEET TO THE NORTH LINE OF SAID WEST HALF SOUTHWEST QUARTER; THENCE SOUTH 89° 13' 08" EAST ALONG SAID NORTH LINE 212.31 FEET; THENCE SOUTH 25° 20' 42" EAST 225.17 FEET; THENCE SOUTH 00° 45' 52" WEST PARALLEL WITH THE WEST LINE OF THE SAID WEST HALF SOUTHWEST QUARTER 274.79 FEET; THENCE NORTH 89° 13' 08" WEST 300.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A 60 FOOT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BRULE COUNTY ROAD WHICH POINT IS SOUTH 89° 13' 08" EAST 600.00 FEET FROM THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00° 45' 52" EAST PARALLEL WITH SAID WEST LINE 867.22 FEET; THENCE NORTH 89° 13' 08" WEST 650.00 FEET TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER.

ALSO BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BRULE COUNTY ROAD WHICH POINT IS SOUTH 89° 13' 08" EAST 600.00 FEET FROM THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00° 45' 52" EAST PARALLEL WITH SAID WEST LINE 867.22 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE NORTH 00° 45' 52" EAST 2754.22 FEET TO THE TRUE POINT OF BEGINNING.

STATE OF WASHINGTON

County of Clark

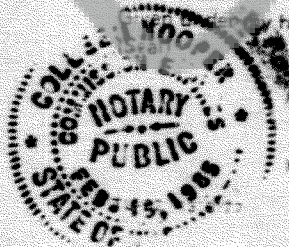
On this 3rd day of June, 1981

Richard W. London

Fact for Bradley J. London

who executed the within instrument as Attorney in fact for Bradley J. London and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed as attorney in fact for Bradley J. London for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Bradley J. London is now living, and is not incompetent.

Subscribed by hand and official seal the day and year last above written.



Callum Hauser
(Signature)

Notary Public in and for the State of Washington, residing at Vancouver

SAFECO Title Insurance Company - ACKNOWLEDGMENT - ATTORNEY IN FACT



STATE OF WASHINGTON

County of Clark

On this 3rd day of June, 1981

Richard W. London

Fact for Terry A. London

who executed the within instrument as Attorney in fact for Terry A. London and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed as attorney in fact for Terry A. London for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Terry A. London is now living, and is not incompetent.

Subscribed by hand and official seal the day and year last above written.



Callum Hauser
(Signature)

Notary Public in and for the State of Washington, residing at Vancouver

SAFECO Title Insurance Company - ACKNOWLEDGMENT - ATTORNEY IN FACT

