

93322

LEASE

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WITH OPTION TO PURCHASE

THIS LEASE, made this day of Nov. 1981 between

Robert L. Collins & Leona M. Colling H&W hereinafter called the "lessor," and

Dennis D. Hileman & Josie E. Hileman H&W hereinafter called the "lessee,"

WITNESSETH: The lessor does hereby lease to the lessee the following described real estate with the appurtenances, situate in the County of State of Washington:

the following described real estate, situated in the County of State of Washington, including any after acquired title: SKAMANIA

The East 451.99 feet, as measured along the South line and lying parallel with the East line, of the following described tract, to wit:

LOT 3:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 E.W.M., SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 89°27'32" WEST, 327.85 FEET FROM THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°37'43" WEST ALONG THE WEST LINE THEREOF, 308.12 FEET TO A 1/2" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF A 60 FOOT EASEMENT AND THE TRUE POINT OF BEGINNING; THENCE FOLLOWING SAID NORTH RIGHT OF WAY LINE ALONG THE ARC OF A 120 FOOT RADIUS CURVE TO THE RIGHT (THE INCOMING TANGENT OF WHICH IS SOUTH 51°38'06" WEST) FOR AN ARC DISTANCE OF 90.82 FEET; THENCE NORTH 85°00'00" WEST, 111.93 FEET; THENCE ALONG THE ARC OF A 230 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 101.03 FEET; THENCE SOUTH 69°50'00" WEST, 203.18 FEET; THENCE ALONG THE ARC OF A 120 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 75.75 FEET; THENCE NORTH 74°00'00" WEST, 7.02 FEET; THENCE ALONG THE ARC OF A 180 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 120.43 FEET; THENCE SOUTH 67°40'00" WEST, 48.36 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 79°40'00" WEST, 259.69 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°48'50" WEST ALONG SAID WEST LINE, 429.10 FEET; THENCE SOUTH 89°28'08" EAST, 986.40 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°37'43" EAST ALONG SAID EAST LINE, 516.30 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN ROAD EASEMENT AS DESCRIBED IN VOLUME 74 OF DEEDS, PAGE 570, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Recorded in County of Skania, Washington
 Skania County Assessor - By: [Signature]

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for the term of 18 months
from the 15th day of Nov. at the rate of \$50.00 per month
or sum of fifty Dollars,
payable in advance on the 1st day of each and every month during the term of
this lease.

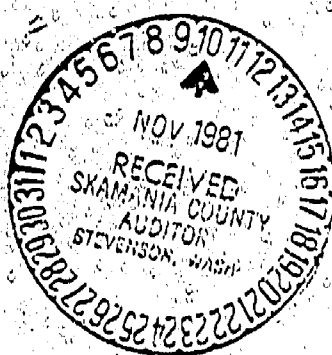
AND IT IS HEREBY AGREED That if any rent shall be due and unpaid, or in default shall be
made in any of the covenants herein contained, then it shall be lawful for the said lessor to
re-enter the said premises and remove all persons therefrom; and the said lessee hereby promises
and agrees to pay the said rent in the manner herein specified; and not to lease or sub-lease the
whole or any part of the said premises nor assign this lease, or any interest therein, without the
written consent of the lessor.

Lessee, in consideration of the above rent payments will have the right to
purchase the above described property for the total purchase price of
\$12,500.00 with \$3500.00 down and amortized payments of 5 years including
12% interest. Lessee to pay property taxes. No trees to be cut, during
terms of lease. Rent payments will not be deducted from sale price.
Lessor agrees to pay \$1250.00 commissions at time of sale to Independent Agents
Realty Inc. or Assignees, (Lee Belknap, Vern Farland).

AND at the expiration of term of this lease, the lessee will quit and surrender the premises in
their present condition, ordinary wear and damage by the elements or fire excepted.

IN WITNESS WHEREOF, The parties hereto have signed and sealed this lease the day and year
first above written.

Registered
Indexed
Indirect
Recorded
Mailed



Robert Collins (SEAL)
Leona M. Collins (SEAL)
Dennis D. Hileman (SEAL)
Jas E. Hileman (SEAL)

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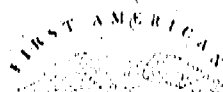
STATE OF WASHINGTON,

County of CLATSOP

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 9th day of NOV, 1981, personally appeared before me, ROBERT L. COLLINS LEVITT, MR. COLLINS DENNIS D. HILLENMAN AND JOSIE E. HILLENMAN to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that THEY signed and sealed the same as THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

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

[Signature]
Notary Public in and for the state of Washington,
residing at [Signature]



**First American Title
INSURANCE COMPANY**

Filed for Record at Request of

Name.....

Address.....

City and State.....

THIS SPACE RESERVED FOR RECORDER'S USE
COUNTY OF CLATSOP SS.

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, BEING BY

Skamania Co. Title Co

OF Stevenson, Wa

ON 2:30 P NOV. 10 81

AT 6

Agree/Seal 533-535

By [Signature]

Seal Messenger

B. Babcock