



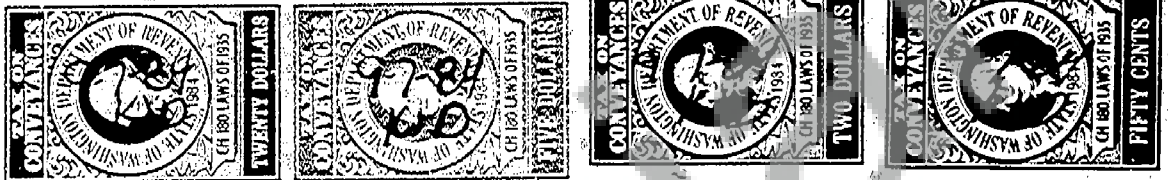
REAL ESTATE CONTRACT (FORM A-1964)

WI-590 02-05-20-0-0-0213-00

THIS CONTRACT, made and entered into this 20TH day of JULY, 1984 between MELVIN L. WADES, AND DORIS J. WADES, HUSBAND AND WIFE, AND CLIFFORD ORTH AND DOLORES J. ORTH, HUSBAND AND WIFE, hereinafter called the "seller," and CHRISTOPHER C. RANDOLPH AND CAROLYN D. RANDOLPH, 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: A TRACT OF LAND LOCATED IN NE1/4 OF SEC. 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

LOT 1 OF WEST FORK ESTATES III RECORDED UNDER AUDITOR'S FILE NO. 90585, IN BOOK 2 OF SHORT PLATTS AT PAGE 161, RECORDS OF SKAMANIA COUNTY, WASHINGTON.



The terms and conditions of this contract are as follows: The purchase price is TWENTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$ 25,500.00) Dollars, of which ONE THOUSAND AND 00/100 (\$ 1,000.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

TWO HUNDRED FIFTY AND 00/100 (\$ 250.00) Dollars, or more at purchaser's option, on or before the 20TH day of AUGUST 19 84 and TWO HUNDRED FIFTY AND 00/100 (\$ 250.00) Dollars,

or more at purchaser's option, on or before the 20TH 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 10 1/2 per cent per annum from the 20TH day of JULY 19 84 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.



NO. 9992 TRANSACTION EXP. APPROX. PAID 272.85 Skamania County Treasurer

As referred to in this contract, "date of closing" shall be JULY 20TH, 1984

- (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... (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... (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... (4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon... (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... (6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate...

Transaction in compliance with County sub-division ordinance Skamania County Assessor - By: A

S S X

(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 deed to said real estate, excepting any 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:

EASEMENTS AND ANY EXCEPTIONS OF RECORD

(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.

Handwritten signatures of Christopher C. Randolph (PURCHASER), Melvin L. Eades (SEAL), Carolyn D. Randolph (PURCHASER), Doris J. Eades (SEAL), Clifford O. O'Neil (SEAL), and Dolores J. O'Neil (SEAL).

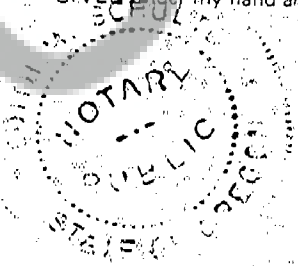
OREGON
STATE OF WASHINGTON
County of MULTNOMAH

On this day personally appeared before me MELVIN L. EADES, DORIS J. EADES AND CLIFFORD O'NEIL AND DOLORES J. O'NEIL AND CHRISTOPHER C. RANDOLPH AND CAROLYN D. RANDOLPH to me known to be the individual S 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.

GIVEN under my hand and official seal this 20TH day of JULY, 1984



Edwin M. Schatte
Notary Public in and for the State of Washington OREGON
residing at PORTLAND, OREGON
MY COMMISSION EXPIRES JULY 28, 1985



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME MELVIN L. EADES
ADDRESS 1511 S.E. 122ND AVE.
CITY AND STATE PORTLAND, OREGON 97233

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDER'S USE FORM: WASHINGTON 7 SS, COUNTY OF SKAMANIA, BY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY SKAMANIA COUNTY TITLE CO. OF STEVENSON, WA AT 11:15 A.M. SEPT 7 1984, WASH. RECORDS 83, DEEDS 897, RECORDS OF SKAMANIA COUNTY WITH [Signature], COUNTY AUDITOR, [Signature] DEPUTY.