

100875

BOOK 100 PAGE 616

After Recording, return to:

Kurt F. Hansen, Esq.
Suite 2600-1800 Pacwest Center
1211 S.W. Fifth Avenue
Portland, Oregon 97204

Until further notice, all tax
statements should be sent to the
following address:

Tourist Facilities, Inc.
P. O. Box 401
Stevenson, Washington 98648

MEMORANDUM OF CONTRACT OF SALE

DATE:

~~JANUARY~~ **March** 7, 1986

PARTIES:

KNAPPTON CORPORATION, "SELLER"
9030 N.W. St. Helens Rd.
Portland, Oregon 97213

TOURIST FACILITIES, INC. "PURCHASER"
P. O. Box 401
Stevenson, Washington 98648
March

Pursuant to a Contract of Sale dated ~~JANUARY~~ **March** 7, 1986,
SELLER agreed to sell to PURCHASER, and PURCHASER agreed to purchase
from SELLER the fee simple title in and to that certain real
property located in Klickitat County and Skamania County, Washington,
more particularly described in Exhibits A through D, attached hereto
and by this reference incorporated herein and made a part hereof as
if set forth in their entirety.

The true and actual consideration for the transfer is
ONE HUNDRED FIFTY THOUSAND AND NO/ONE HUNDRED DOLLARS (\$150,000.00),
of which the sum of ONE THOUSAND DOLLARS (\$1,000.00) has been paid,
the sum of NINETEEN THOUSAND DOLLARS (\$19,000.00) is payable at
closing, and the balance of ONE HUNDRED THIRTY THOUSAND AND NO/ONE
HUNDRED DOLLARS (\$130,000.00) shall be paid in full within one year
from the closing date of the Contract including simple interest at
the rate of TEN PERCENT (10%) per annum on the unpaid balance.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED
IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE
CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY APPROVED USES.

FILED FOR RECORD
SKAMANIA CO. WASH.
BY M. DODDS-JULCE CO.

MAR 26 12 02 PM '86

AUDITOR
GARY H. OLSON

10687

REAL ESTATE EXCISE TAX

MAR 26 1986

PAID 15,515.50

Jack R. Wyman, Deputy
SKAMANIA COUNTY TREASURER

Registered	S
Indexed, air	S
Indirect	S
Filled	
Mailed	

IN WITNESS WHEREOF, the parties have executed this Memorandum of Contract of Sale on the day and year first above written.

SELLER:

KNAPPTON CORPORATION

BY: [Signature]

ITS: SR. VICE PRESIDENT - FINANCE

STATE OF WASHINGTON)
County of MULTNOMAH) ss.

PURCHASER:

TOURIST FACILITIES, INC.

BY: [Signature]

ITS: Vice President
Attest: [Signature] Secretary

On this 7th day of MARCH, 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared R.A. KINOMAD, to me known to be the SR. VICE PRESIDENT - FINANCE of Knappton Corporation, an Oregon corporation which executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and an oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
Residing at:
My Commission Expires: 7-9-87

STATE OF WASHINGTON)
County of Clark) ss.

On this 7th day of MARCH, 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Thomas Day, to me known to be the Vice-President of Tourist Facilities, Inc., a Washington corporation which executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
Residing at: Battle Ground
My Commission Expires: 6-6-89

EXHIBIT A

In the State of Washington, County of Skamania:

PARCEL 1:

All that portion of the following described real property lying Northerly of the right of way acquired by the Spokane, Portland and Seattle Railway Company; Beginning at the Southwest corner of Section 27, Township 3 North, Range 8, East of the Willamette Meridian; thence North 48° East 186 feet; thence North 24° East 330 feet; thence North 78° East 458 feet; thence North 89° East 175 feet; thence South 71° East 164 feet; thence South 76° East 95 feet; thence South 78° East 151 feet; thence North 86° East 212 feet; thence North 37° East 127 feet; thence North 08° East 289 feet; thence North 44° West 44 feet; thence North 15° West 50 feet; thence North 11° East 140 feet; thence North 34° East 68 feet; thence North 26° East 100 feet; thence North 02° West 200 feet; thence North 07° East 100 feet; thence North 01° East 150 feet; thence North 02° East 100 feet; thence North 24° West 142 feet; thence North 14° West 60 feet; thence North 23° West 93 feet; thence North 26° West 100 feet; thence North 44° West 200 feet; thence North 47° West 116 feet; thence North 43° West 100 feet to oak tree standing near the Southwest corner of Hatchery Buildings; thence West 80 feet to Southwest corner of Hatchery grounds; thence West to East bank of Wind River; thence Southwesterly along said East bank of Wind River to the intersection with the Section line between Sections 27 and 28, Township 3 North, Range 8, East of the Willamette Meridian; thence South on said Section line to the point of beginning. EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded December 30, 1926 in Book V, page 150, Skamania County Deed Records, ALSO EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded January 21, 1955, in Book 39, page 176, Auditor's File No. 48132, Skamania County Deed Records; ALSO EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded October 3, 1983 in Book 82, page 752, Auditor's File No. 96470, Skamania County Deed Records, ALSO EXCEPTING THEREFROM, that portion conveyed to Skamania County, by deed recorded March 5, 1984 in Book 83, page 196, Auditor's File No. 97222, Skamania County Deed Records.

PARCEL 2:

Government Lot 3, Section 27, Township 3 North, Range 8, East of the Willamette Meridian.

EXHIBIT B

In the State of Washington, County of Skamania:

PARCEL 3:

Government Lot 2 of Section 26, Township 3 North, Range 9 East of the Willamette Meridian. ALSO all shorelands of the second class situate in front of, adjacent to or abutting upon Government Lot 2 of Section 26, Township 3 North, Range 9, East of the Willamette Meridian with a frontage of 22.13 lineal chains, more or less.

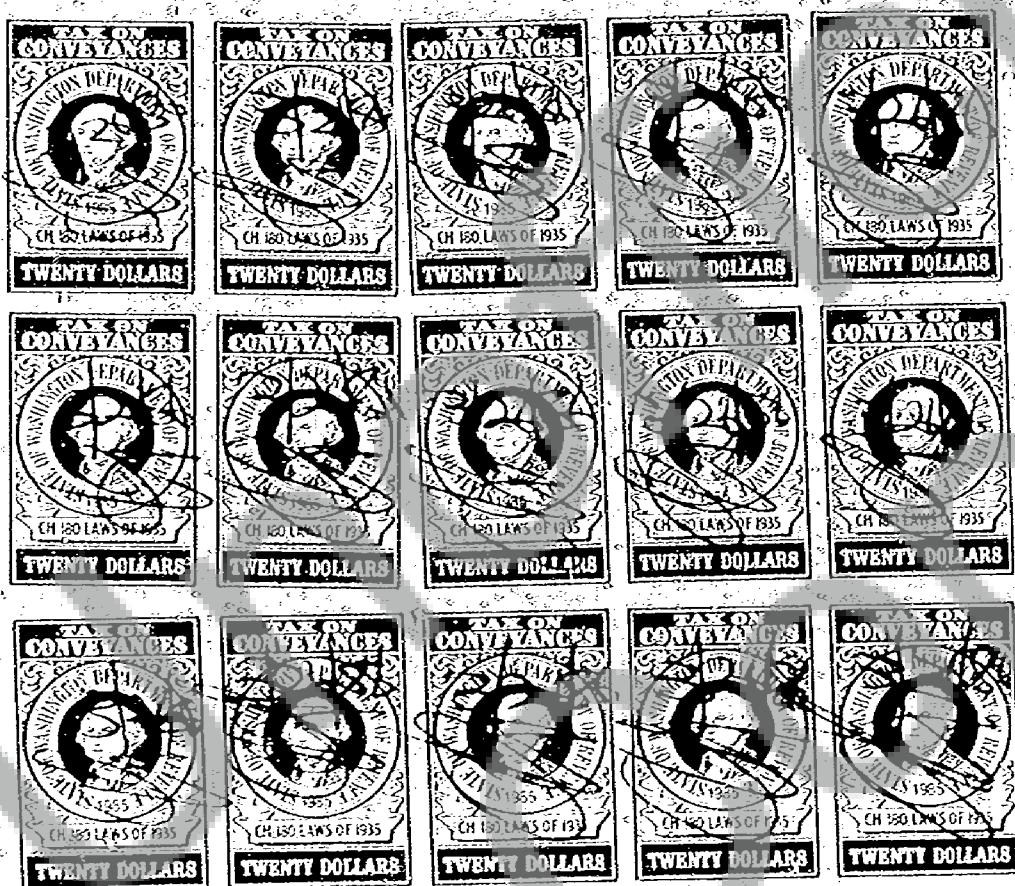


EXHIBIT C

In the State of Washington, County of Skamania:

PARCEL 4:

Lots 8, 9, and 10 of Block 2 FIRST ADDITION TO THE TOWN OF UNDERWOOD according to the official Plat thereof, recorded in Book A, page 19, Skamania County Plat Records; EXCEPT that portion thereof conveyed to the Spokane, Portland and Seattle Railway Company, by deed recorded January 22, 1906 in Book I, page 413, Skamania County Deed Records.

PARCEL 5:

A tract of land in Government Lot 1 in Section 23, Township 3 North, Range 10 East of the Willamette Meridian described as follows: Beginning at the intersection of the Southerly right of way line of the Spokane, Portland and Seattle Railway Company with the West line of the said Section 23; thence South along the West line of said Section to the meander line of the Columbia River; thence following said meander line upstream to the West line of Lot 10 of Block 2 of the FIRST ADDITION TO THE TOWN OF UNDERWOOD according to the official Plat thereof; thence following the West line of the said Lot 10 and its prolongation North 06° 49' West to intersection with the Southerly line of said railroad right of way; thence following the Southerly line of said railroad right of way in a westerly direction to the point of beginning.

EXHIBIT D

In the State of Washington, County of Klickitat:

All shorelands of the second class, situate in front of adjacent to or abutting upon that portion of the government meander line described as follows:

Commencing on the meander line 16 chains South of the Section corner of Sections thirty-six (36); and twenty-five (25), Township three (3) North, Range eleven (11) East of the Willamette Meridian, and Sections thirty (30), and thirty-one (31), Township three (3) North, Range twelve (12) East of the Willamette Meridian, and running: thence along the meander line in front of said Section thirty six (36) Township three North, Range eleven (11) East of the Willamette Meridian, as follows: North 70° West 5.00 chains; West 3 chains; North 85° West 3.50 chains; West 12.50 chains; South 87 1/2° West 12.50 chains; South 83° West 7.50 chains; South 76° West 8.50 chains; South 84° West 7.50 chains; South 71° West 2.50 chains; South 58° West 10.50 Chains; and South 53° West 3.00 chains, being a total of 76 chains, measured along said government meander line.