

## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 21st day of September, 1987, between **THEODORE A. MADDUX** and **DONNA L. MADDUX**, husband and wife, hereinafter called the "sellers", and **HAROLD L. KING, JR.** and **DIANE Y. KING**, husband and wife, hereinafter called the "purchasers",

**WITNESSETH:** That the sellers agree to sell to the purchasers and the purchasers agree to purchase from the sellers the following described real estate, with the appurtenances, in Skamania County, State of Washington:

That portion of Lot 2 of Ignaz Wachter Subdivision according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, more particularly described as follows: Commencing at the intersection of the northerly line of that strip of land 300 feet in width acquired by the United States of America for the Bonneville power transmission line with the southerly line of Lot 2 of the said Ignaz Wachter Subdivision; thence North  $89^{\circ}06'28''$  West 137.13 feet along the South line of the said Lot 2 to the Southwest corner of the said Lot 2, a point on the West line of Section 36, Township 3 North, Range 7 E.W.M. North  $00^{\circ}16'20''$  East 1013.14 feet from the Quarter corner on the West line of the said Section 36; thence North  $00^{\circ}16'20''$  East along the West line of the said Lot 2 a distance of 450 feet; thence South  $89^{\circ}06'28''$  East parallel to the South line of the said Lot 2 to a point due North of the point of beginning; thence due South to the point of beginning.

TOGETHER WITH the right to take water from a certain spring, and an easement on, over and across the Northerly 225 feet of Lot 2 of the said Ignaz Wachter Subdivision granted by Cortland Miller, a bachelor, by deed dated February 16, 1944, and recorded February 23, 1944, at page 21 of Book 30 of Deeds, Records of Skamania County, Washington.

The terms and conditions of this contract are as follows:

Price and Payment Terms

1. The purchase price is Thirty-five Thousand and no/100 Dollars, (\$35,000.00) of which Three Thousand Five Hundred and no/100 Dollars (\$3,500.00) has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

a. Three Hundred Thirty-eight and 51/100 Dollars (\$338.51), on or before October 21, 1987 and Three Hundred Thirty-eight and 51/100 Dollars (\$338.51) on or before the 21st day of

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REAL ESTATE EXCISE TAX

SEP 21 1987

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SKAMANIA COUNTY TREASURER

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Transaction to comply with County subdivision ordinances  
Skamania County Assessor - By: J.C. 2-2-36-2 - Fee

the north line of said Northeast Quarter a distance of 232.70 feet; thence S 13 degrees, 30 minutes, 00 seconds E a distance of 2720.56 feet more or less to the south line of said Northeast Quarter; thence N 88 degrees, 49 minutes, 33 seconds W along the south line of said Northeast Quarter a distance of 232.59 feet; thence N 13 degrees, 30 minutes, 00 seconds W a distance of 2721.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT for that portion lying within Loop Road.

- (3) That portion of the Northeast Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the northwest corner of said Northeast Quarter; thence S 88 degrees, 43 minutes, 15 seconds E along the north line of said Northeast Quarter a distance of 517.54 feet to the TRUE POINT OF BEGINNING; thence N 88 degrees, 43 minutes, 15 seconds W along the north line of said Northeast Quarter a distance of 253 feet more or less to the northeast corner of a tract of land as described in Book K of deeds at page 407; thence southerly along the east line of said tract; thence westerly along the south line of said tract to the west line of said Northeast Quarter; thence S along the west line of said Northeast Quarter to the northwest corner of a tract of land as described in Book 79 of deeds at page 765; thence E along the north line of said tract to the westerly line of Kanaka Creek Road; thence southerly along the westerly line of Kanaka Creek Road to the south line of said Northeast Quarter; thence S 88 degrees, 49 minutes, 33 seconds E along the south line of said Northeast Quarter to a point which bears S 13 degrees, 30 minutes, 00 seconds East from the TRUE POINT OF BEGINNING; thence N 13 degrees, 30 minutes, 00 seconds W a distance of 2721.00 feet more or less to the TRUE POINT OF BEGINNING.

EXCEPT for that portion lying within Kanaka Creek Road; that portion lying within Loop Road; and that tract of land described in Book 62 of deeds at page 635.

(Decedent and Surviving Spouse hold life estate in the following three (3) parcels of real estate)

Parcel 1:

That portion of the Northeast Quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Northeast Quarter; thence South 88 degrees, 43 minutes, 15 seconds East a distance of 750.24 feet as measured along the north line of said Northeast quarter to the TRUE POINT OF BEGINNING; thence South 13 degrees, 30 minutes, 00 seconds East a distance of 1356.00 feet; thence South 88 degrees, 49 minutes, 33 seconds East a distance of 1274.60 feet more or less to the westerly line of a tract of land as described in Book H of Deeds at page 621; thence northwesterly along said westerly line to the southerly right-of-way line of Loop Road; thence westerly along the southerly right-of-way of Loop Road to a point which bears South 13 degrees, 30 minutes, 00 seconds East from the TRUE POINT OF BEGINNING; thence North 13 degrees, 30 minutes, 00 seconds West to the TRUE POINT OF BEGINNING.

EXCEPT for that portion lying within Loop Road.

Parcel 2:

That portion of the Northeast Quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Northeast Quarter; thence South 88 degrees, 43 minutes, 15 seconds East as measured along the north line of said Northeast quarter a distance of 750.24 feet; thence South 13 degrees, 30 minutes, 00 seconds East a distance of 2038.30 feet to the TRUE POINT OF BEGINNING; thence South 13 degrees, 30 minutes, 00 seconds East a distance of 682.25 feet more or less to the south line of said Northeast Quarter; thence South 88 degrees, 49 minutes, 33 seconds East a distance of 1245.34 feet more or less to the Southeast corner of said Northeast quarter; thence north 00 degrees, 51 minutes, 19 seconds East along the east line of said Northeast quarter a distance of 660.01 feet to a point which bears South 88 degrees, 49 minutes, 33 seconds East from the TRUE POINT OF BEGINNING; thence North 88 degrees, 49 minutes, 33 seconds West a distance of 1414.50 feet to the TRUE POINT OF BEGINNING.

TOGETHER with easements and reservations of record.

Parcel 3:

That portion of the Northeast Quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Northeast Quarter; thence South 88 degrees, 43 minutes, 15 seconds East as measured along the north line of said Northeast quarter a distance of 750.24 feet; thence South 13 degrees, 30 min-



utes, 00 seconds East a distance of 1356.05 feet to the TRUE POINT OF BEGINNING; thence South 13 degrees, 30 minutes, 00 seconds East a distance of 682.25 feet; thence South 88 degrees, 49 minutes, 33 seconds East a distance of 1414.50 feet to the east line of said Northeast quarter; thence north along said east line to the southerly corner of a tract of land as described in Book H of Deeds, at page 621; thence northwesterly along the westerly line of said tract of land to a point which bears South 88 degrees, 49 minutes, 33 seconds East from the TRUE POINT OF BEGINNING; thence North 88 degrees, 49 minutes, 33 seconds West a distance of 1274 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER with easements of record.

4. There were no estate taxes due as a result of decedent's demise.

5. It is intended that the statements set forth herein shall be considered representations of fact which may be relied upon by all persons dealing with any and all, whether real or personal, community-held property of the deceased and your affiant.

6. There were no subsequent agreements entered into between the decedent and your affiant which would have the effect of abrogating or nullifying the Community Property Agreement.

7. That all property owned by the decedent, MADGE R. KEYS, and her surviving spouse, CHARLES W. KEYS, was community property; that the decedent left no separate property.

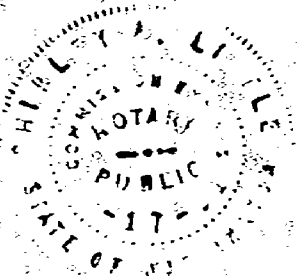
8. That the decedent was survived by four (4) sons, namely: CHARLES RAY HAFFORD, MORRIS RAY HAFFORD, JAY THOMAS HAFFORD, and GARY ALLAN HAFFORD, all of legal age, and the following stepchildren: GARRY CHARLES KEYS, MARY ANN JEFFERSON, and LORIE LYNNE KEYS, all of legal age.

DATED at Stevenson, Washington, this 24<sup>th</sup> day of Sept,  
1987.

Charles Meyer

SUBSCRIBED AND SWORN to before me this 24<sup>th</sup> day of Sept,  
1987.

Shirley A. Potts  
Notary Public in and for the State of  
Washington, residing at Stevenson



Affidavit of Surviving Spouse in  
Support of Community Property  
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SKAMANIA COUNTY TREASURER