

See Attached Exhibit "A"

TL-46 R2 8/75

(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:

- 7a. The vendor's interest and the vendee's interest in this contract is expressly assignable.
- 7b. In the event the purchaser prepays all or part of their obligations herein, purchaser shall pay seller as a penalty an amount equal to the interest they would not have otherwise paid as a result of their pre-payment.

(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.

Steve A. Blouin (SEAL)

Sandra K. Blouin (SEAL)

STATE OF WASHINGTON,
County of SKAMANIA } ss

On this day personally appeared before me ~~RODNEY HOLYCROSS~~, STEVEN A. BLOUIN and SANDRA K. BLOUIN 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

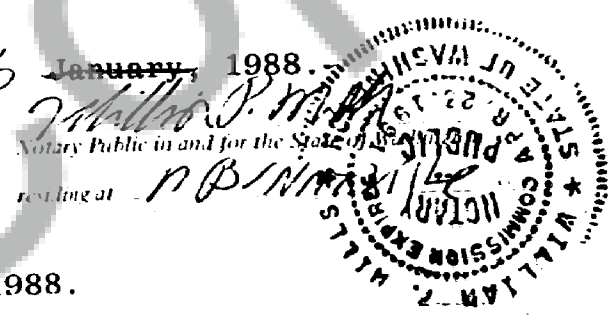
STATE OF WASHINGTON

County of

Rodney Holycross acknowledged this before me this day of 1988.

day of Feb January, 1988.

ss



Notary Public in and for the State of Washington
residing at
THIS SPACE RESERVED FOR RECORDER'S USE



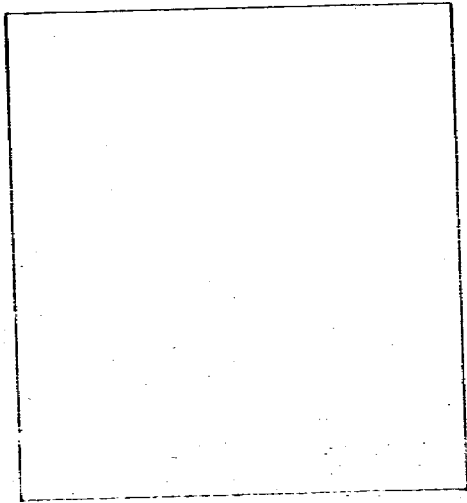
SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE



Dated this

day of

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Quincy B. Blyman

(SEAL)

(SEAL)

STATE OF WASHINGTON,

County of *Klickitat*

} ss.

On this

16th

day of

FEBRUARY, 1988

, before me, the undersigned,

a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

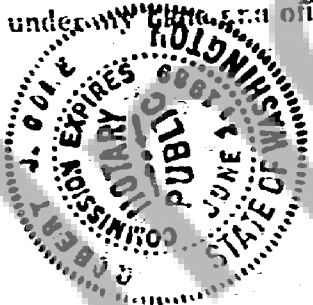
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed this said instrument as *his* free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my official seal this

16th day of *FEBRUARY, 1988*

Robert J. Lee *COKE#RJ 71889*

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



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COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTH HALF, 416 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF, 208 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTH HALF, 94.4 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL SOLD TO RAYMOND W. TEEL ON CONTRACT RECORDED OCTOBER 15, 1982 IN BOOK 81 ON PAGE 624; THENCE EAST ALONG THE SOUTH LINE OF SAID TEEL PROPERTY A DISTANCE OF 138.5 FEET TO A POINT WHICH IS 21 RODS EAST OF THE WEST LINE OF SAID SOUTH HALF; THENCE SOUTH, PARALLEL WITH AND 21 RODS DISTANT FROM THE WEST LINE OF SAID SOUTH HALF TO THE SOUTH LINE OF SAID SOUTH HALF; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SOUTH HALF; THENCE NORTH ALONG SAID WEST LINE OF THE SOUTH HALF TO THE TRUE POINT OF BEGINNING.

THE SOUTH 2 RODS OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON EXCEPT THE WEST 21 RODS THEREOF.

[illegible]