SAFECO TITLE NSURANCE

FILED FOR RECORD AT REQUEST OF

FILED FOR RECORD
SKAMANIA CO, WASH
THIS ST. BAT PROSE OR DE CORDE À SUSTE
AUGUSTOR
GARY H. OLSON

WHEN RECORDED RETURN TO

LPB-44

ANY OPTIONAL PROVISION NOT INITIALED BY ALL PERSONS SIGNING THIS CONTRACT - - WHETHER INDIVIDUALLY OR AS AN OFFICER OR AGENT - - IS NOT A PART OF THIS CONTRACT.

## REAL ESTATE CONTRACT (RESIDENTIAL SHORT FORM)

	professional transfer of the contract of the c	CUTKIN OF THE ESTATE OF	EVA M. KRIEGER, DECEASED,
	(CLARK COUNTY PROBATE		جو المراقب ال
			as "Seiler" aı
		- 3	
	GARY L. OSTENSON, DDS		as "Buye
2 SALE	ND LEGAL DESCRIPTION.	Seller agrees to sell to Buyer and	Buyer agrees to purchase from Seller th
orrowing c	escribed real estate in	SKAMANIA	County, State of Washington:
4.			
31 A		13.5 21	
N.D			
			12912
\$ 148 184	SEE P	AGE 6 FOR LEGAL DESCRIP	TION-
2 4			REALESTATE EXCIS
			\u0111989
			PAID _ 480.00
			beauly I tralling
3 DEDSC	NAI DRODERTY Descent me		sale is as follows. AMANIA COUNTY THE.
J. I LING	TALL PROPERTY. PEISONAL PI	roperty, it any, included in the	sale is as follows:
<u>.</u>			
10 part of	he purchase price is attributed PRICE. Buyer agrees to r	to personal property.	
	\$ 37,500.C	Total F	Price
	Less (\$_10.000.0	00 Down	Payment
	Less (\$	Assumo	ed Obligation (s)
	Results in \$_27.500.0		nt Financed by Seller.
(b)	ASSUMED OBLIGATION	NS. Buyer agrees to pay the ab	ove Assumed Obligation(s) by assuming
٠ أأد ٠	and agreeing to pay that ce	Morting Dept of Tory Continu	dated recorded the unpaid balance of said obligation
	VI. #	Seller warrants	ine annaid palance of said optigation
	•	which is payable\$	on or befo

Glende J. Kimmel, Skamen. Br. Dr.1. Parcel # 2-5

ANY ADDITIONAL ASSUMED OBLIGATIONS ARE INCLUDED IN ADDENDUM.

## BOOK /15 PAGE 349

	19.90 3 3 3 PLUS	or more at buyer's optic	<u>DATE</u> at t	he rate of	of FEBRUARY,
	declining balance	thereof; and a like amo thereafter until p	unt or more on or be	forethe LLTH	day of each and every
NOTWITH FULL NO	ISTANDING THE AL	IGUST 15	ALANCE OF PRIN	CIPAL AND I	NTEREST IS DUE IN
	at 4652 NE	178th Scattle, WA	18/55		nents shall be made
on assumed within fifted and costs as any remedy Seller for the	LURE TO MAKE PA dobligation(s), Seller n en (15) days, Seller will sessed by the Holder of y by the holder of the as the amount of such pays	nay give written notice to make the payment(s), the assumed obligation( sumed obligation. Buye	ED OBLIGATION  Buyer that unless E  ogether with any lat  s). The IS-day period  r shall immediately  qual to five percent	S. If Buyer fails buyer makes the e charge, additi may be shortene after such payn (5%) of the amou	to make any payments delinquent payment(s) onal interest, penalties, of to avoid the exercise of tent by Seller reimburse and so paid plus all costs
hereunder	LIGATIONS TO BE I	PAID BY SELLER. Thon, which obligation m	e Seller agrees to co ust be paid in full v	ntinue to pay f hen Buyer pay	rom payments received is the purchase price in
full: That certai	D (Mongage Deed of Trins Conte.	dated	record	led as AF #	
(b) EQ equal to the encumbras make no fu	UITY OF SELLER PA e balances owed on pri nces as of that date. Bu	or encumbrances being ver shall thereafter mak	ance owed the Selle paid by Seller, Buy e payments direct to	r on the purcha er will be deeme the holders of	IN ADDENDUM. se price herein becomes ed to have assumed said said encumbrances and d in accordance with the
payments of payments of any remote the amo payments three occaencumbra purchase pencumbra	on any prior encumbra within 15 days, Buyer within 15 days, Buyer with each by the holder of the ount so paid and any at mext becoming due Se sions, Buyer shall hav nee and deduct the the price and reduce perion nee as such payments	ince, Buyer may give wr will make the payments of the prior encumbrance, prior encumbrance. But torneys' fees and costs i lier on the purchase pri te the right to make all en balance owing on su dic payments on the b become due.	tten notice to Seller together with any la e. The 15-day period yer may deduct the neurred by Buyer in ce. In the event Buy payments due there ch prior encumbrar alance due Seller by	that unless Sell te charge, addit I may be shorter amounts so paid connection with the makes such ceafter direct to the payments	f Seller fails to make any er makes the delinquent ional interest, penalties, ned to avoid the exercise d plus a late charge of 5% the the delinquency from delinquent payments on the holder of such prior in balance owing on the called for in such prior
including	the following listed to	ČES AGAINST THE enancies, casements, re ations being paid by S	strictions and reser	property is survations in add	bject to encumbrances lition to the obligations
EASEMEN SHORT	NT FOR DRAINFIELI PLAT AS RECORDED	ECOND HALF OF 1900 AND RESTRICTION IN BOOK 3 OF SHOWN IN PROPERTY OF SHO	ON PLACEMENT OF PLATS ON PAGE	E b/, SKAMA	SHOWN ON THE KRIEGE NIA COUNTY RECORDS. 5319.
ANY AD	DITIONAL NON-MO	ONETARY ENCUMBI Upon payment of all an	RANCES ARE INC	LUDED IN A	DDENDUM. liver to Buyer a Statutory

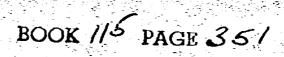
- Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not apply to any encumbrances assumed by Buyer or to defects in title arising subsequent to the date of this Contract by, through or under persons other than the Seller herein. Any personal property included in the sale shall be included in the fulfillment deed.
- 2. LATE CHARGES. If any payment on the purchase price is not made within ten (10) days after the date it is due. Buyer agrees to pay a late charge equal to 5% of the amount of such payment. Such late payment charge shall be in addition to all other remedies available to Seller and the first amounts received from Buyer after such late charges are due shall be applied to the late charges.
- 10. NO ADVERSE EFFECT ON PRIOR ENCUMBRANCES. Seller warrants that entry into this Contract will not cause in any prior encumbrance (a) a breach. (b) accelerated payments, or (c) an increased interest rate; unless (a), (b) or (c) has been consented to by Buyer in writing.

- TAXES, ASSESSMENTS AND UTILITY LIENS. Buyer agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Buyer may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Buyer agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract. If real estate taxes and penalties are assessed against the property subsequent to date of this Contract because of a change in use prior to the date of this Contract for Open Space. Farm, Agricultural or Timber classifications approved by the County or because of a Senior Citizen's Declaration to Defer Property Taxes filed prior to the date of this Contract, Buyer may demand in writing payment of such taxes and penalties within 30 days. If payment is not made. Buyer may pay and deduct the amount thereof plus 5% penalty from the payments next becoming due Seller under the Contract.
- INSURANCE. Buyer agrees to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Buyer plus the balance due Seller, or full insurable value, whichever is lower. All policies shall be held by the Seller and be in such companies as the Seller may approve and have loss payable first to any holders of underlying encumbrances, then to Seller as their interests may appear and then to Buyer. Buyer may within 30 days after loss negotiate a contract to substanially restore the premises to their condition before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the resortation contract, the property shall be restored unless the underlying encumbrances provide otherwise. Otherwise the amount collected under any insurance policy shall be applied upon any amounts due hereunder in such order as the Seller shall determine. In the event of forfeiture, all rights of Buyer in insurance policies then in force shall pass to Seller.
- NONPAYMENT OF TAXES, INSURANCE AND UTILITIES CONSTITUTING LIENS. If Buyer fails to pay taxes or assessments, insurance premiums or utility charges constituting liens prior to Seller's interest under this Contract, Seller may pay such items and Buyer shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.
- CONDITION OF PROPERTY. Buyer accepts the property in its present condition and acknowledges that Seller, his agents and subagents have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set for the herein. Buyer agrees to maintain the property in such condition as complies with all applicable laws.
- 16 RISK OF LOSS. Buyer shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Buyer from any of Buyer's obligations pursuant to this Contract.
- WASTE. Buyer shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destruction of the property. Buyer shall not remove commercial timber without the written consent of Seller,
- 18. AGRICULTURAL USE. If this property is to be used principally for agricultural purposes, Buyer agrees to conduct farm and livestock operations in accordance with good husbandry practices. In the event a forfeiture action is instituted, Buyer consents to Seller's entry on the premises to take any reasonable action to conserve soil, crops, trees and livestock.
- CONDEMNATION. Seller and buyer may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Buyer may within 30 days after condemnation and removal of improvements, negotiate a contract to substantially restore the premises to their condition before the removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless underlying encumbrances provide otherwise. Otherwise, proceeds of the award shall be applied in payment of the balance due on the purchase price, as Seller may direct.
- DEFAULT. If the Buyer fails to observe or perform any term, covenant or condition of this Contract,
  - (a) Suit for Installments. Sue for any delinquent periodic payment; or
- (b) Specific Performance. Sue for specific performance of any of Buyer's obligations pursuant to this
- (c) Forfeit Buyer's Interest. Forfeit this Contract pursuant to Ch. 61.30, RCW, as it is presently enacted and may hereafter be amended. The effect of such forfeiture includes: (i) all right, title and interest in the property of the Buyer and all persons claiming through the Buyer shall be terminated; (ii) the Buyer's rights under the Contract shall be cancelled; (iii) all sums previously paid under the Contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto; (iv) all improvements made to and unharvested crops on the property shall belong to the Seller; and (v) Buyer shall be required to surrender possession of the property, improvements, and unharvested crops to the Seller 10 days after the forfeiture.
- (d) Acceleration of Balance Due. Give Buyer written notice demanding payment of said delinquencies and payment of a late charge of 5% of the amount of such delinquent payments and payment of Seller's reasonable attorney's fees and costs incurred for services in preparing and sending such Notice and stating that if payment pursuant to said Notice is not received within thirty (30) days after the date said Notice is either deposited in the mail addressed to the Buyer or personally delivered to the Buyer, the entire balance owing, including interest, will become immediately due and payable. Seller may thereupon institute suit for payment of such balance, interest late charge and reasonable attorneys fees and costs. (E) JUDICIAL FORECLOSURE. SUE TO FORECLOSE THIS and reasonable attorneys fees and costs. (E) JUDICIAL FORECLOSURE. SUE TO FORECLOSE THIS CONTRACT AS A MORTGAGE, IN WHICH EVENT BUYER MAY BE LIABLE FOR A DEFICIENCY.
  21. RECEIVER If Seller has instituted any proceedings specified in Paragraph 20 and Buyer is receiving rental or

other income from the property. Buyer agrees that the appointment of a receiver for the property is necessary to

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protect Seller's interest.



.a.€	<sup>3</sup> 22. BUYER'S REMEDY FOR SELLER'S DEFAULT. If Seller fails to observe or perform any term, covenant or condition of this Contract, Buyer may, after 30 days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.
	23. NON-WAIVER. Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any remedies as provided herein.
	24. ATTORNEYS' FEES AND COSTS. In the event of any breach of this Contract, the party responsible for the breach agrees to pay reasonable attorneys' fees and costs, including costs of service of notices and title searches, incurred by the other party. The prevailing party in any suit instituted arising out of this Contract and in any forfeiture proceedings arising out of this Contract shall be entitled to receive reasonable attorneys' fees and costs incurred in such suit or proceedings.
	25. NOTICES. Notices shall be either personally served or shall be sent certified mail, return receipt requested and by regular first class mail to Buyer at
en in Her in Ne	Vanceurer WisH 98664 and to Seller at
	4652 NE 178 th Scattle, WA 98155
	or such other addresses as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed. Notice to Seller shall also be sent to any institution receiving payments on the Contract
	26. TIME FOR PERFORMANCE. Time is of the essence in performance of any obligations pursuant to this Contract.
ء ج	27. SUCCESSORS AND ASSIGNS. Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors and assigns of the Seller and the Buyer.
	28. OPTIONAL PROVISION SUBSTITUTION AND SECURITY ON PERSONAL PROPERTY. Buyer may substitute for any personal property specified in Paragraph 3 herein other personal property of like nature which Buyer owns free and clear of any encumbrances. Buyer hereby grants Seller a security interest in all personal property specified in Paragraph 3 and future substitutions for such property and agrees to execute a financing statement under the Uniform Commercial Code reflecting such security interest.
	SELLER BUYER
: :	29. OPTIONAL PROVISION - ALTERATIONS. Buyer shall not make any substantial alteration to the improvements on the property without the prior written consent of Seller, which consent will not be
	unreasonably withheld.  SELLER INITIALS:  BUYER
1	
	30. OPTIONAL PROVISION DUE ON SALE. If Buyer, without written consent of Seller, (a) conveys, (b) sells, (c) leases, (d) assigns, (e) contracts to convey, sell, lease or assign, (f) grants an option to buy the property, (g) permits a
	forfeiture or foreclosure or trustee or sheriff's sale of any of the Buyer's interest in the property or this Contract, Seller,
<b>)</b>	may at any time thereafter either raise the interest rate on the balance of the purchase price or declare the entire balance of the purchase price due and payable. If one or more of the entities comprising the Buyer is a corporation,
r de Personal Personal	any transfer or successive transfers in the nature of items (a) through (g) above of 49% or more of the outstanding capital stock shall enable Seller to take the above action. A lease of less than 3 years (including options for renewals), a
	transfer to a spouse or child of Buyer, a transfer incident to a marriage dissolution or condemnation, and a transfer by inheritance will not enable Seller to take any action pursuant to this Paragraph; provided the transferee other than a condemnor agrees in writing that the provisions of this paragraph apply to any subsequent transaction involving the
	property entered into by the transferee.  SELLER INITIALS: BUYER
-	DESS ALCOUR DE X
ag Ti	
	31. OPTIONAL PROVISION - PRE-PAYMENT PENALTIES ON PRIOR ENCUMBRANCES. If Buyer elects to make payments in excess of the minimum required payments on the purchase price herein, and Seller, because of such prepayments, incurs prepayment penalties on prior encumbrances, Buyer agrees to forthwith pay Seller the amount of such penalties in addition to payments on the purchase price.
	SELLER BUYER

SAFECO Stock No. WAL-0524-3 (10-86)

insurance premiums, if any, and debit the amounts so paid to the reserve account. Buyer and Seller shall adjusters reserve account balance to a minimum of \$10 at the time of adjustment.  SELLER  INITIALS:  BUYER  33. ADDENDA Any addenda attached hereto are a part of this Contract.  34. ENTIRE AGREEMENT. This Contract constitutes the entire agreement of the parties and superceedes all agreements and understandings, written or oral. This Contract way be amended only in writing executed by and Buyer.  IN WITNESS WHEREOF the parties have signed and scaled this Contract the day and year first above with the state of the parties and superceeds all agreements and understandings, written or oral. This Contract the day and year first above with BUYER  SELLER  ON THE SELLER SURVEY SURVIVING EXECUTRIX  TO THE ESTATE OF EVA M. KRIEGER  To me know to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal this  GIVEN under my hand and official seal this and for the state of the same as the comporation that executed the foregoing instrument acknowledged the said instrument to be the free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal with this and foreith state of the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.  Witness my hand and official seal hereto affixed the said instrument to be the free and voluntary actives the said instrument to be the free and voluntary actives the said instrument to be the free and voluntary actives the said instrument to be the free and voluntary actives the said instrument to be the free and voluntary actives the said instrument to be the free and voluntary that the said instrument to be the free and voluntary that the said instrument to be the free and voluntary t	Such	ayments during "reserve" payme	nts from Bu	yer shall no	ot accrue inte					
STATE OF WASHINGTON  STATE OF WASHINGTON  COUNTY OF KING  On this day personally appeared before me BEBORAH E. GOWEY, EXCLUTENT  TO THE ESTATE OF EVA M. KRIEGER  Signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official scal this  GIVEN under my hand and official scal philips.  GIVEN unde	reserv	e account in Apr	ril of each yea	ar to reflect e	excess or defi	cit balances	and chang			
STATE OF WASHINGTON  SELLER  STATE OF WASHINGTON  SELLER  ON HALL & GOWEY DURNIVING EXECUTRIX TO THE ESTATE OF EVA M. KRIEGER  ON this day personally appeared before me DEBORAH E. GOWEY EXECUTRIX To me know be the individual described that and who executed the within and foregoing instrument. SHE Signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal first and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal within this and for the State of Washington, residing at 1.5 section.  My Commission expires MM  My Commission expires on  SAFEOO Stoon No. WAL-0524-5 (10-86)  LEBAL  My Commission expires on  SELLER  BUYER  BUYER  GARY L. OSTENSON, DDS P.S.  DO THE ESTATE OF EVA M. KRIEGER  BY: JOY OF		SELLER			INITIAL	<b>.S</b> :		В	UYER	
STATE OF WASHINGTON  SELLER  STATE OF WASHINGTON  SELLER  ON HALL & GOWEY DURNIVING EXECUTRIX TO THE ESTATE OF EVA M. KRIEGER  ON this day personally appeared before me DEBORAH E. GOWEY EXECUTRIX To me know be the individual described that and who executed the within and foregoing instrument. SHE Signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal first and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal within this and for the State of Washington, residing at 1.5 section.  My Commission expires MM  My Commission expires on  SAFEOO Stoon No. WAL-0524-5 (10-86)  LEBAL  My Commission expires on  SELLER  BUYER  BUYER  GARY L. OSTENSON, DDS P.S.  DO THE ESTATE OF EVA M. KRIEGER  BY: JOY OF	93 (5) . 5					<b>3</b> ")				
STATE OF WASHINGTON  SELLER  STATE OF WASHINGTON  SELLER  ON HALL & GOWEY DURNIVING EXECUTRIX TO THE ESTATE OF EVA M. KRIEGER  ON this day personally appeared before me DEBORAH E. GOWEY EXECUTRIX To me know be the individual described that and who executed the within and foregoing instrument. SHE Signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal first and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal within this and for the State of Washington, residing at 1.5 section.  My Commission expires MM  My Commission expires on  SAFEOO Stoon No. WAL-0524-5 (10-86)  LEBAL  My Commission expires on  SELLER  BUYER  BUYER  GARY L. OSTENSON, DDS P.S.  DO THE ESTATE OF EVA M. KRIEGER  BY: JOY OF			2.02				سخت د این سننود بازر در رجعان	3.		<u>ه</u>
STATE OF WASHINGTON  SELLER  SELLER  STATE OF WASHINGTON  SELLER  SELLER  SUPER  STATE OF WASHINGTON  SELLER  SELLER  SUPER  GARY L. OSTERSON, DDS P.S.  DEBORAH E. GOMEN SURRIVING EXECUTRIX  TO THE ESTATE OF EVA M. KRIEGER  On this day personally appeared before me DEBORAH E. GOMEN EXECUTRIX OF THE ESTATE OF EVA M. KRIEGER  On this day personally appeared before me DEBORAH E. GOMEN EXECUTRIX OF THE ESTATE OF EVA M. KRIEGER  On this one know to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as allER  fire and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal fire and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal chis  31 day of July 19 89  Notary Public in and for the state of Washington, residing at 1.5 section.  My Commission expires MA  My Commission expires on S-1-9 My Commission ex	33.	ADDENDA A	ny addenda	attached he	reto are a pa	rt of this C	ontract.	ingar Singar Singar		
STATE OF WASHINGTON  SELLER  STATE OF WASHINGTON  DEBORAH E. GONEY SURVIVING EXECUTRIX TO THE ESTATE OF EVA M. KRIEGER  STATE OF WASHINGTON  On this day personally appeared before me DEBORAH E. GONEY, EXECUTRIX OF THE ESTATE OF EVA M. KRIEGER  On this day personally appeared before me DEBORAH E. GONEY, EXECUTRIX OF THE ESTATE OF EVA M. KRIEGER  On this July of Queen 19 St. On this July of Queen 19 St. On this July of The State of Washington, duly commissioned and sworm, personal purposes therein mentioned.  Sile Signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal this signed they are mentioned.  GIVEN under my hand and official seal this signed free mentioned.  GIVEN under my hand and official seal this signed free mentioned.  GIVEN under my hand and official seal this signed free mentioned.  GIVEN under my hand and official seal this signed free mentioned.  My Comprission expires Mark the state of Washington, residing at	agree	ments and unde								
STATE OF WASHINGTON  STATE OF WASHINGTON  SS.  COUNTY OF KING  On this day personally appeared before me DEBORAH E. GOMEY, EXECUTRIX OF HE ESTATE OF EVAM. KRIEGER  On this day personally appeared before me DEBORAH E. GOMEY, EXECUTRIX OF HE ESTATE OF EVAM. KRIEGER  To me know to be the individual described in and who executed the within and foreaged in that same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  SHE  Signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal this  GIVEN under my hand and official seal this  All day of July 19 89  Notary, Public in and for Me State of Washington, residing at Seattle.  Witness my hand and official seal this under my hand and official seal this mentioned, and on oash stated that All authorized for the same and purposes, (mentioned, and on oash stated that All authorized for the same and purposes, (mentioned, and on oash stated that All authorized for the same and purposes, (mentioned, and on oash stated that All authorized for the same and purposes, (mentioned, and on oash stated that All authorized for the same and purposes, (mentioned, and on oash stated that All authorized for the same and purposes, (mentioned, and on oash stated that All authorized for the same dinsframent.  Witness my hand and official seal hereto affixed the day and first above written.  Witness my hand and official seal hereto affixed the day and first above written.  Notary Public in and for the State of Washbagon, fekk  Notary Refells in and for the State of Washbagon, fekk  SAFEOD Stock No. WAL-0524-5 (10-86)			REOF the pa	rties have si	igned and se	aled this Co	ontract the	day and y	ear first abo	ve writ
STATE OF WASHINGTON  STATE OF	i is the			**				222		-
STATE OF WASHINGTON  COUNTY OF KINS  On this day personally appeared before me DEBORAH E. GOWEY, EXECUTRIX OF THE ESTAIF OF EVA M. KRIEGER to me know to be the individual described in and who executed the within and foregoing instrument. and acknowledged that SHE signed the same as fire and voluntary act and deed, for the uses and purposes therein mentioned.  GIVEN under my hand and official seal this  31 day of July 19 89  where the same as the free and voluntary act and deed for the uses and purposes therein mentioned.  GIVEN under my hand and official seal this  31 day, of July 19 89  Washington, duly commissioned and sworn, person appeared THY CSTENSON DD S P  and to me known to be the — President and Sec respectively, of APY L STENSON DD S P  the corporation that executed the foregoing instrument and deed of said corporation, for the uses and purposes the corporation of that executed the foregoing instrument and deed of said corporation, for the uses and purpose the corporation that executed the foregoing instrument and deed of said corporation, for the uses and purpose the corporation that executed the foregoing instrument and deed of said corporation, for the uses and purpose the corporation of the State of Washington, residing at Sectific  Notary, Public in and for the State of Washington, residing at Sectific  Notary Public in and for the State of Washington, residing at Sectific  Notary Public in and for the State of Washington, residing at Sectific  Notary Public in and for the State of Washington, residing at Sectific  Notary Public in and for the State of Washington, residing at Sectific  Notary Public in and for the State of Washington, residing at Sectific  Notary Public in and for the State of Washington, residence and the section of the section	·	DEBORAH E. C	SOWEN, SUP	K <i>CUTUK</i> KVIVING E	XECUTRIX	GAF	3, 3	3		
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## LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON LYING SOUTHERLY OF THE WASHOUGAL RIVER, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE KRIEGER SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 67, SKAMANIA COUNTY RECORDS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND IN LOT 3 OF THE AFOREMENTIONED KRIEGER SHORT PLAT DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF THE KRIEGER SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 67 AND RUNNING THENCE ALONG THE WESTERLY LINE OF SAID LOT 3 NORTH 25° 04′ 25.6″ WEST A DISTANCE OF 158.283 FEET TO AN IRON ROD AND THE INITIAL POINT OF THIS EASEMENT; THENCE CONTINUING ON THE SAME COURSE ALONG SAID WESTERLY LOT LINE 20.048 FEET TO AN IRON ROD; THENCE NORTH 60° 57′ 16.5″ EAST 74.033 FEET TO AN IRON PIPE ON THE EDGE OF THE CUL-DE-SAC IN SAID LOT 3; THENCE SOUTHEASTERLY ALONG THE EDGE OF SAID CUL-DE-SAC A DISTANCE OF 20.168 FEET TO AN IRON ROD; THENCE SOUTH 60° 57′ 16.5″ WEST 75.422 FEET TO THE INITIAL POINT OF THIS EASEMENT. ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER RIVERVIEW DRIVE AS SHOWN ON SAID KRIEGER SHORT PLAT.