

RETURN TO: 109966
STEWART TITLE COMPANY
1201 - 3rd Ave. Ste #3800
Seattle, WA 98101
Escrow # 40-9651
SCT-15971

BOOK 120 PAGE 434

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

AUG 31 8 59 AM '90

P. Lowry
ALBION
GARY M. OLSON

ASSIGNMENT AND ASSUMPTION AGREEMENT

DATED: August 29, 1990

BETWEEN: CROWN PACIFIC, LTD.

("Assignor")

AND: TIMOTHY L. BLIXSETH

("Assignee")

Recitals:

A. Assignor is the holder of the vendee's interest in each of (i) an Exchange Agreement and Contract of Sale dated April 14, 1990 between Norbert J. Kiedrowski and Joyce E. Kiedrowski, as sellers, and Assignor, as purchaser, which was recorded on May 18, 1990 in the real property records of Skamania County, Washington in Book 118 at Page 952 (the "Kiedrowski Contract"), and (ii) an Exchange Agreement and Contract of Sale dated April 14, 1990 between Barney M. Syverson and Shirley M. Syverson, as sellers, and Assignor, as purchaser, which was recorded on May 18, 1990 in the real property records of Skamania County, Washington in Book 118 at Page 939 (the "Syverson Contract"). The Kiedrowski Contract and the Syverson Contract (collectively, the "Contracts") each cover an undivided one-third (1/3) interest in the real property in Skamania County, Washington legally described in the attached Exhibit A (the "Property").

B. Pursuant to and in accordance with that certain Redemption Agreement dated March 30, 1990, as amended (the "Redemption Agreement"), to which Assignor and Assignee are parties, Assignor desires to assign and convey its interests in the Contracts and the Property to Assignee and Assignee desires to acquire such interests on the terms and conditions set forth in this Assignment and Assumption Agreement (the "Assignment").

Agreements:

The parties therefore agree as follows:

1. Assignment and Quit Claim. For and in consideration of the redemption of Assignee's stock in Assignor pursuant to the Redemption Agreement, Assignor hereby (i) assigns and conveys to Assignee Assignor's entire interest in and to the Contracts and (ii) conveys and quit claims to Assignee the Property together with all after-acquired title of Assignor therein.

2. Assumption. Assignee hereby assumes and agrees to pay and to perform the obligations of Assignor as vendee under the Contracts, to the extent such obligations relate to the period from and after the date of this Assignment.

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Filed 9-7-90
Mailed

Glenda J. Kimmel, Skamania County Assessor
By: *DM* Parcel # 35-500,501, 622,503

3. Indemnification. Assignee shall indemnify and hold harmless Assignor from any and all claims, losses, liabilities, and expenses (including attorneys' fees) arising out of the performance or nonperformance by Assignee of any of the obligations with respect to the Contracts assumed by Assignee hereunder.

4. Attorneys' Fees. If a suit, action, or other proceeding of any nature whatsoever (including any proceeding under the U.S. Bankruptcy Code) is instituted in connection with any controversy arising out of this Assignment or to interpret or enforce any rights hereunder, the prevailing party shall be entitled to recovery its attorneys', paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, as determined by the court at trial or on any appeal or review, in addition to all other amounts provided by law.

5. Binding Effect. This Assignment shall be binding upon and inure to the benefit of the parties and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first written above.

Assignor:

CROWN PACIFIC, LTD., an Oregon corporation

By

Roger L. Krage
Roger L. Krage, Secretary

Assignee:

Timothy L. Blixseth
Timothy L. Blixseth

STATE OF OREGON)

) ss.

County of Multnomah)

The foregoing instrument was acknowledged before me on this 27th day of August, 1990 by Roger L. Krage, who is the Secretary of Crown Pacific, Ltd, an Oregon corporation, on behalf of the corporation.



Robin A. Stroheck
Notary Public for Oregon
My Commission Expires: 9/2/91

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on
this 27th day of August, 1990 by Timothy L. Blixseth.

Robin A. Strobeck
Notary Public for Oregon
My Commission Expires: 9/2/91



Unofficial Copy

13846

REAL ESTATE EXCISE TAX

AUG 31 1990

PAID 1280.00

Jim DePatty

SKAMANIA COUNTY TREASURER

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SKAMANIA COUNTY, WASHINGTON

KIEDROWSKI

EXHIBIT A

The East half of Section 24, Township 3 North, Range 5 East of
the Willamette Meridian, Skamania County, Washington.

Unofficial
Copy