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 Nov 5 2 42 PM '91
Kielinski & Lounne
O. Lounne

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 1st day of November, 1991, between JAMES R. KUSKIE and DORTHA M. KUSKIE, husband and wife, hereinafter called the "Sellers", and RUSSELL D. GAYNOR and JANE S. GAYNOR, 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:

A tract of land in the Shepard Donation Land Claim in the Southwest Quarter of Section 36, Township 3 North, Range 7½ East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southeast corner of Lot 7, Block 6, of the Second Addition to HILL CREST ACRES TRACT, according to the recorded plat thereof, recorded in Book A, Page 100; thence South 11°52'59" East 190.63 feet; thence South 30°09'34" West 172.42 feet; thence South 25°01'16" West 190.22 feet to the North margin of State Route 14; thence along said margin South 64°57'40" West 110.86 feet to the East line of Lot 4, Block 5 of said Tract; thence North 25°45'23" East 80.34 feet along the East line thereof; thence North 9°53'37" West 118 feet; thence North 46°23'23" East 44 feet; thence North 4°23'37" West 311 feet; thence North 82°00'23" East 207 feet to the Point of Beginning.

SUBJECT TO an Easement for Transmission lines including the terms and provisions thereof recorded June 4, 1912 in Book N, Page 596, Skamania County Deed Records.

AND SUBJECT TO a Flowage Easement including the terms and provisions thereof recorded January 20, 1937 in Book Z, Page 161, Skamania County Deed Records.

AND FURTHER SUBJECT TO a Flowage Easement including the terms and provisions thereof recorded July 3, 1974 in Book 66, Page 964, Skamania County Deed Records.

AND FURTHER SUBJECT TO a Flowage Easement including the terms and provisions thereof recorded July 3, 1974 in Book 72, Page 676, Skamania County Deed Records.

The terms and conditions of this contract are as follows:

Price and Payment Terms

1. The purchase price is Sixteen Thousand and no/100 Dollars (\$16,000.00), of which \$6,000.00 has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Registered	
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Filed	
11/8/91	
Filed	

Glenda J. Kimmel, Skamania County Assessor
 By: 11-54 Purcol # 03753630040000

14630
 REAL ESTATE EXCISE TAX

NOV 5 1991

PAID 204.80

SKAMANIA COUNTY TREASURER

11-54 Purcol # 03753630040000

By: 11-54 Purcol # 03753630040000

Nov 4, 1991
Russell D. Gaynor
Jane S. Gaynor

a. The principal balance of the purchase price, being the sum of Ten Thousand and No/100 Dollars (\$10,000.00) shall be paid in annual installments of Two Thousand and No/100 Dollars (\$2,000.00), or more at Purchasers's option, commencing on November 1st, 1992, and continuing on the same date of each succeeding year until the entire unpaid principal balance and interest thereon have been paid in full.

b. The Purchasers agree to pay interest on the diminishing balance of said purchase price at the rate of ten per cent (10%) per annum from the 1st day of November, 1991, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

c. Purchasers further agree that the entire purchase price, together with interest as specified herein, shall be paid in full by November 1, 1996, and that the amount of the final payment shall be the total of the principal and interest remaining unpaid at the time of the final payment.

2. Purchasers agree to pay \$50.00 as reasonable liquidated damages, and not as a penalty, in the event that any regularly scheduled payment is made after the due date but prior to the expiration of 10 days from the due date. Such amounts shall be added to the principal balance remaining unpaid. In the event payment is not made within 10 days of the due date it shall constitute a default hereunder.

3. All payments to be made hereunder shall be made at M.P. 0.03L Kuskie-St. Jean Road, Stevenson, Washington 98648, or at such other place as the Sellers may direct in writing.

4. As referred to in this contract, "date of closing" shall be November 1, 1991.

5. Purchasers may at their option pay the entire balance of the purchase price remaining due, or any part of such balance, at any time before maturity, without penalty and without notice to Purchasers.

Closing Costs

6. Purchasers' Closing Costs. Purchasers shall pay the following closing costs:

- A. One-half (1/2) of the excise tax.
- B. One-half (1/2) of the fee for recordation of the real estate contract.
- C. One-half (1/2) of the fee for title insurance.
- D. One-half (1/2) of the fee to Kielpinski & Lorne, P.C.

7. Sellers' Closing Costs. Sellers shall pay the following closing costs:

- A. One-half (1/2) of the excise tax.
- B. One-half (1/2) of the fee for recordation of the real estate contract.
- C. One-half (1/2) of the fee for title insurance.
- D. One-half (1/2) of the fee to Kielpinski & Lorne, P.C.

Pro-Rated Items

8. The following shall be pro-rated as of the date of closing:

a. 1991 Real Property Taxes

b. Insurance, interest, mortgage insurance, water and other utilities constituting liens, if applicable.

9. The Purchasers assume and agree to pay before delinquency all taxes and assessments, including but not limited to any governmental improvement assessments or charges that may as between grantor and grantee hereafter become a lien on said real estate. Upon request by Sellers, Purchasers will show proof of said payments.

Inspection

10. The Purchasers agree that full inspection of said real estate has been made and that neither the Sellers nor their assigns shall be held to any covenant respecting the condition of the property.

Purchasers are acquiring the property "as is" and Sellers make no representations or warranties except as to title as set forth herein. Without limiting the generality of the foregoing, Purchasers acknowledge that they have made their own independent investigation respecting the property and will be relying entirely thereon and on the advice of any consultant they may retain. Purchasers may not rely upon any representation of any party whether or not such party purports to act on behalf of Sellers, unless the representation is expressly set forth therein or in a subsequent document executed by Sellers. All representations, warranties, understandings and agreements between Purchasers and Sellers are merged herein and shall not survive closing.

Taking

11. The Purchasers assume all risk hereafter placed on said real estate or of the taking of said real estate or any part thereof for public use and agree that any such taking shall not constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the Sellers and applied as payment on the purchase price herein unless the Sellers agree in writing to allow the Purchasers to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking.

Timber

12. Sellers and Purchasers agree to the following:

- a. Upon closing the Sellers shall retain title to all merchantable timber on the premises and shall reserve the right, within eighteen (18) months from the date of closing, to harvest all timber located on the premises. All proceeds from the harvest of said timber shall be the sole property of Sellers. At the expiration of eighteen (18) months from the date of closing, all merchantable timber then remaining on the premises shall become the property of the Purchasers.
- b. Purchasers agree that Sellers shall have the right, at no cost to Sellers, to the use of the subject property, and the real estate contiguous thereto which is presently owned by Purchasers, for purposes of ingress, egress and access for the purpose of harvesting said timber and all uses incidental thereto for a period of eighteen (18) months from the date of closing.

Title Insurance

13. The Sellers have delivered, or agree to deliver within fifteen (15) days of the date of closing a purchasers' policy of title insurance in standard form, or a commitment therefor, issued by Skamania County Title Company, insuring the Purchasers to the full amount of said purchase price against loss or damage by reason of defect in Sellers' title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form; and
- b. Liens or encumbrances which by the terms of this contract the Purchasers are to assume, or as to which the conveyance hereunder is to be made subject, none of which for the purpose of this Paragraph 13 shall be deemed defects in Sellers' title.

Deed

14. The Sellers agree, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to Purchasers a statutory warranty fulfillment 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 Sellers, and subject to the exceptions noted in Paragraph 13 hereof.

Possession

15. Unless a different date is provided for herein, and except as to those matters set forth in Paragraph 12. hereof, the Purchasers shall be entitled to possession of said real estate on the date of closing and to retain possession so long as Purchasers are not in default hereunder. The Purchasers covenant to keep any improvements placed on said real estate in good repair, not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The Purchasers covenant 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 Purchasers are entitled to possession.

Use of Premises

16. Purchasers covenant and agree to make or permit no unlawful, offensive or improper use of the premises or any part thereof.

Assignment

17. The rights hereby granted are personal to the Purchasers and Sellers' reliance upon Purchasers' ability and integrity is a part of the consideration for this contract. Neither this contract nor any interest therein, nor the possession of the property, may be assigned or transferred by Purchasers, nor shall Purchasers make or enter into any contract for the sale of the property or any interest therein, without the prior written consent of Sellers.

Default

18. In case the Purchasers fail to make any payment herein provided, the Sellers may make such payment, and any amounts so paid by Sellers, together with interest at the rate of 12% per annum thereon from date of payment until repaid, shall be repayable by Purchasers on Sellers' demand, all without prejudice to any other right the Sellers might have by reason of such default.

19. Time and the covenants of Purchasers are of the essence of this contract, and it is agreed that in case the Purchasers 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 Sellers may at their option exercise any of the following alternative remedies upon giving Purchasers thirty (30) days written notice specifying the default and the remedy to be exercised should Purchasers fail to secure all defaults at the expiration of the 30-day period:

- a. Suit for Delinquencies. Sellers may institute suit for any installments or other sums then due and payable under this agreement together with any sums advanced by Sellers for and the amount of any delinquencies for items such as water assessments, taxes, insurance, payments and underlying obligations and lienable items, together with interest thereon at the rate of 12% per annum from the date each such payment was advanced or due, as the case may be.
- b. Forfeiture and Repossession. The Sellers may cancel and render void all rights, title and interests of the Purchasers and their successors in this contract and in the property (including all of Purchasers' then existing rights, interests and estates therein and improvements thereon) by giving a Notice of Intent to Forfeit pursuant to RCW 61.30.040-070, and said cancellation and forfeiture shall become effective if the default therein specified has not been fully cured within ninety (90) days thereafter and the Sellers record a Declaration of Forfeiture pursuant to RCW 61.30.040-070. Upon the forfeiture of this contract, the Sellers may retain all payments made hereunder by the Purchasers and may take possession of the property ten (10) days following the date this contract is forfeited and summarily eject the Purchasers and any person or persons having possession of the said property by, through or under the Purchasers who were properly given the Notice of Intent to Forfeit and the Declaration of Forfeiture. In the event the Purchasers or any person or persons claiming by, through or under the Purchasers who were properly given the Notice of Intent to Forfeit and the Declaration of Forfeiture remain in possession of the property more than ten (10) days after such forfeiture, the Purchasers, or such person or persons, shall be deemed tenants at will of the Sellers and the Sellers shall be entitled to institute an action for summary possession of the property, and may recover from the Purchasers or such person or persons in any such proceeding the fair rental value of the property for the use thereof from and after the date of forfeiture, plus costs, including the Sellers' reasonable attorneys' fees.
- c. Specific Performance. Sellers may institute suit to specifically enforce any of the Purchasers' covenants hereunder.
- d. Property Rental. In the event this contract is forfeited as herein provided, or in any other manner permitted by law, or by mutual agreement of the Purchasers and Sellers, and the Purchasers shall thereafter remain in possession of the property beyond any period otherwise permitted by law, the Purchasers agree that they will occupy the property as a tenant at will, and the Purchasers shall be obligated to pay, and hereby promise to pay, during the period of such tenancy at will, a fair market rental in the amount then agreed to by the parties or, in the absence of such agreement or until such agreement is reached, an amount equal to two (2) times the installment amount as and when provided

for in the specific terms hereof, and the Sellers shall have, in addition to all other remedies for the collection of rentals and the recovery of possession that are available to landlords under the laws of the State of Washington, the right to institute an action for summary possession of the property as provided by law.

20. a. In the event Sellers should default in any of their obligations under this contract and such default continues for fifteen (15) days after the Purchasers give the Sellers written notice specifying the nature thereof and the acts required to cure the same, the Purchasers shall have the right to specifically enforce this contract, institute suit for their damages caused by such default, or pursue any other remedy which may be available to Purchasers at law or in equity.

b. The waiver of Sellers to elect to pursue any of the above remedies at any time upon a breach of any of the terms of this contract by the Purchasers shall be deemed only an indulgence by the Sellers with regard to that particular breach and shall not be construed, in any manner whatsoever, to be a waiver of any right of Sellers to pursue any of the above remedies for the same or a different breach at a subsequent time; election of the Sellers to utilize any particular remedy to enforce a breach of this contract shall not preclude Sellers from electing to use an alternate remedy to enforce a subsequent breach. The remedies stated herein are cumulative and not mutually exclusive. Any delay or failure of Sellers to take action upon default shall not be construed as a waiver of said default. If Sellers are required to institute legal action to enforce any of the remedies indicated, Purchasers agree to pay Sellers' costs and reasonable attorneys' fees incurred in such proceeding and any appeal thereof.

Notice

21. Any notice, declaration, demand, consent or communication to be given by any party to this contract to any other party shall be in writing and transmitted to the other party by either personally delivering the notice or by certified or registered mail, return receipt requested, addressed as follows:

To Purchasers: Russell and Jane Gaynor
P. O. Box 1176
White Salmon, WA 98672

To Sellers: James and Dortha Kuskie
M.P. 0.03L Kuskie-St. Jean Road
Stevenson, WA 98648

Either party may change its address by giving written notice to the other party in the manner provided above, provided that in no event shall Sellers be required to send any notice to more than two (2) addresses. The mailing and registering or certifying of any such notice as herein provided shall be sufficient service thereof. Service shall be complete when such notice is registered or certified and placed in the United States mail as shown by the cancellation stamp or postage meter stamp, as the case may be.

Costs and Attorneys' Fees

22. If either party shall be in default under this contract, the nondefaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the nondefaulting party, including, without limitation, court costs, notice expenses, title search expenses, and reasonable attorneys' fees (with or without arbitration or litigation). In the event either party hereto institutes any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and

reasonable attorneys' fees, including such costs and fees as are incurred on appeal. All reimbursements required by this paragraph shall be due and payable on demand, may be offset against any sum owed to the party so liable in order of maturity, and shall bear interest at the default rate from the date of demand to and including the date of collection or the due date of any sum against which the same is offset.

Succession

23. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and legal representatives.

Governing Law

24. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington.

Use of Pronouns

25. Unless the context requires otherwise, references to the singular shall include the plural and references to the plural shall include the singular. Unless some other meaning or intent is apparent from the context, masculine, feminine and neuter pronouns are used interchangeably herein.

Entire Agreement

26. This Agreement supersedes any prior agreement and contains the entire agreement of the parties as to the matter covered. No other agreement, statement or promise made by any party or to any employee or agent of any party shall be binding unless made in writing and signed by both parties to this Agreement.

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

SELLERS:

John B. Kuskie

JAMES R. KUSKIE

Paula M. Kerkin
PAULA M. KERKIN

DORTHA M. KUSKIE

PURCHASERS:

Russell D. Gaynor
RUSSELL D. GAYNOR

RUSSELL D. GAYNOR

J. Gaynor
JANE S. GAYNOR

JANE S. GAYNOR

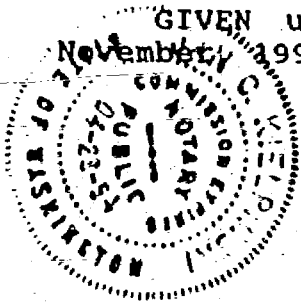
STATE OF WASHINGTON)

) 33

County of Skamania)

On this day personally appeared before me JAMES R. KUSKIE and DORTHA M. KUSKIE, to me known to be the individuals 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 1st day of November, 1991.



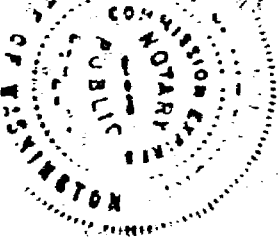
Official Seal this 1st day of
 Jan. 1918
 Notary Public in and for the
 State of Washington, residing
 at Stevenson

Commission expires 4-28-94

STATE OF WASHINGTON)
) ss
County of Skamania)

On this day personally appeared before me RUSSELL D. GAYNOR and JANE S. GAYNOR, to me known to be the individuals 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 1st day of November, 1891.



Russell D. Gaynor
Notary Public in and for the
State of Washington, residing
at Stevenson

Commission expires 4-28-94

AFFIDAVIT OF JAMES R. KUSKIE and DORTHA M. KUSKIE
For Purposes of Boundary Line Adjustment

STATE OF WASHINGTON)
) ss.
 County of Skamania)

JAMES R. KUSKIE and DORTHA M. KUSKIE, husband and wife, being first duly sworn, depose and say:

We are the owners of a certain parcel of real estate in Skamania County, Washington, described as:

Beginning at the Northeast corner of the H. Shepard D.L.C. No. 43, in Section 36, Township 3 North, Range 7½ East of the Willamette Meridian; thence South 19.72 chains; then South 65°30' West 8.95 chains; thence West 9.205 chains; thence North 17°07' West 24.52 chains; thence East to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying on the southerly side of the right of way of the Spokane, Portland and Seattle Railway Company, the right of way of the S. P. & S. Railway Company, County and State Road and easements for electric light and power transmission line.

EXCEPTING ALSO that tract of land conveyed to Henry Hickey by deed recorded at page 431, Book "N" of Deeds, and to James H. Zevely as described in deed recorded at page 229, Book "R" of Deeds, Records of Skamania County.

hereinafter referred to as Parcel A.

Such property is adjacent to a certain parcel described as:

Lot 7, Block 6, SECOND ADDITION TO HILL CREST ACRE TRACTS according to the plat thereof recorded in Book "A" of Plats on page 100; EXCEPTING THEREFROM the North 25 feet of said lot lying immediately south of Lot 6, Block 6 as deeded to George F. Doherty, et ux. by deed recorded in Book 68 on page 467; AND FURTHER EXCEPTING the North 25 feet of said Lot 7 lying immediately South of Lot 1 of said Block 6 as deeded to Arthur F. Mesford, et ux. by deed recorded in Book 61 on page 646.

hereinafter referred to as Parcel B.

Said Parcel B is owned by RUSSELL D. GAYNOR.

It is our desire to convey to RUSSELL D. GAYNOR and JANE STOTT GAYNOR, husband and wife, a portion of Parcel A lying adjacent to Parcel B and that said portion of Parcel A become a part of Parcel B. The property proposed to be conveyed to RUSSELL D. GAYNOR and JANE S. GAYNOR, husband and wife, is described as:

A tract of land in the Shepard Donation Land Claim in the Southwest Quarter of Section 36, Township 3 North, Range 7½ East of the Willamette Meridian, County of Skamania, State of Washington, more particularly described as follows:

Beginning at the Southeast corner of Lot 7, Block 6, of the Second Addition to HILL CREST ACRES TRACT, according to the recorded plat thereof, recorded in Book A, Page 100; thence South 11°52'59" East 190.63 feet; thence South 30°09'34" West 172.42 feet; thence South 25°01'16" West 190.22 feet to the North margin of State Route 14; thence along said margin South 64°57'40" West 110.86 feet to the East line of Lot 4, Block 5 of said Tract; thence North 25°45'23" East 80.34 feet along the East line thereof; thence North 9°53'37" West 118 feet; thence North 46°23'23" East 44 feet; thence North 4°23'37" West 311 feet; thence North 82°00'23" East 207 feet to the Point of Beginning.

We expressly represent that the parcel proposed to be conveyed will never be offered for sale as a single parcel unless it complies in all respects with the laws of the State of Washington and all ordinances of the County of Skamania.

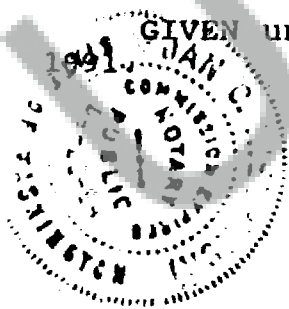
Dated this 1st day of November, 1991.

James R. Kuskie
JAMES R. KUSKIE

Dortha M. Kuskie
DORTHA M. KUSKIE

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this day personally appeared before me JAMES R. KUSKIE and DORTHA M. KUSKIE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing Affidavit 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 this 1st day of November,

Jan P. Trefeim
Notary Public in and for the
State of Washington, residing
at Stevenson

Commission expires: 4-28-94

We expressly represent that the parcel proposed to be conveyed will never be offered for sale as a single parcel unless it complies in all respects with the laws of the State of Washington and all ordinances of the County of Skamania.

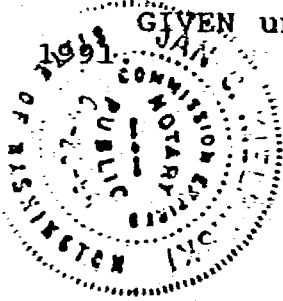
Dated this 1st day of November, 1991.

Russell D. Gaynor
RUSSELL D. GAYNOR

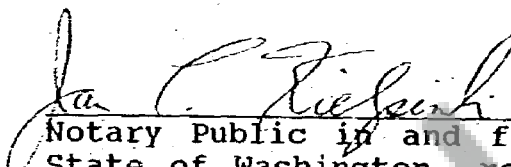
Jane S. Gaynor
JANE S. GAYNOR

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this day personally appeared before me RUSSELL D. GAYNOR and JANE S. GAYNOR, husband and wife, to me known to be the individuals described in and who executed the within and foregoing Affidavit 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 this 1st day of November,


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

Commission expires: 4-28-94

Unofficial Copy