

113864
REAL ESTATE CONTRACT

BOOK 129 PAGE 71

THIS AGREEMENT, Made and entered into this 2 day of June, by and between
Mildred Blenn Sundberg hereinafter called the Seller,
residing in the City of Vancouver, State of Washington, and Marvin L.
Rich hereinafter called the Purchaser, residing in the City of
Washougal, State of Washington.

WITNESSETH, That the Seller agrees to sell and the Purchaser agrees to purchase the following described real estate, with
the appurtenances thereon, to wit: THE WEST 1980 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
SECTION 19 TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. (EXCEPT THE WEST 1650 FEET THEREOF);
(EXCEPT THE NORTH 660 FEET THEREOF); (AND EXCEPT THE SOUTH 272 FEET THEREOF) ALSO KNOWN AS LOT
OF THE WARREN CARL GIBBS, JR. SHORT PLAT, RECORDED OCTOBER 5, 1979 AT PAGE 142 OF BOOK 2 OF SHORT
PLATS UNDER AUDITORS FILE NO. 89673, RECORDS OF SKAMANIA COUNTY, WASHINGTON) BEING LOT 10F
WARREN CARL GIBBS JR. SHORT PLAT RECORDED OCTOBER 5, 1979 AT PAGE 142 OF BOOK 2 OF SHORT PLAT
UNDER AUDITOR'S FILE NO. 89673 RECORDS OF SKAMANIA COUNTY, WASHINGTON

situated in SKAMANIA County, State of WASHINGTON, on the following terms: the total purchase
price is THIRTY THOUSAND DOLLARS Dollars
(\$30,000) of which the sum of TEN THOUSAND DOLLARS
Dollars (\$10,000) has this day been paid by Purchaser, the receipt whereof is hereby acknowledged by Seller, and the
balance of 20,000 TWENTY THOUSAND Dollars (\$20,000) to be paid
in the amounts and at the times stated as follows:

REAL ESTATE EXCISE TAX 360 dollars Per month on the 5 th. of each month
that follows until the balance is paid in full.

JUN 04 1992
PAID 384.00
WV
SKAMANIA COUNTY TREASURER

Registered p
Indexed, Dir p
Indirect p
Filed 49192
Mailed

with interest on all deferred payments, to be computed from the date of this agreement at the rate of 0 per cent per annum
and to be paid on each principal paying date. Purchaser may make larger payments at anytime, or pay the contract in full, and
interest shall immediately cease on all payments so made.

It is agreed that the Purchaser shall have possession of said premises from the 2 day of JUNE, 1992, provided that all the terms
and conditions of this agreement are fully complied with.

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before the same shall become delinquent.
Purchaser agrees to keep and maintain insurance on the improvements on said premises in the sum of not less than 20,000 Dollars (\$ 20,000).

Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises; and agrees to keep the buildings and all
improvements on the premises in good condition and repair and not to permit waste; and agrees not to use the premises for any illegal purpose.

In the event that the Purchaser shall fail to make any payment herein provided, the Seller may pay such taxes or assessments and effect such insurance, and
any amount so paid by the Seller shall be deemed a part of the purchase price and shall become payable forthwith, with interest at the rate of 0 per cent
per annum until paid, without prejudice to any other rights of Seller by reason of such failure.

The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall be liable under any covenants respecting
the condition of the premises or for any agreement for alterations, improvements or repairs unless the covenant or agreement relied upon is in writing and is
attached to and made a part hereof.

The Seller agrees to procure within ten days of the date hereof, a Purchaser's policy of title insurance, insuring the Purchaser to the full amount of the purchase
price against loss and damage by reason of defect in the title of the Seller to the real estate herein described or of reason of prior liens not assumed by the Purchaser
in this agreement.

The Seller agrees, on full payment of the purchase price and interest in the manner hereinbefore specified, to execute and deliver to Purchaser a Warranty
Deed to the real estate, excepting any part which may hereafter be condemned, free and clear of encumbrances, except those mentioned herein and any that may
accrue hereafter through any person other than the Seller.

Time is of the essence of this agreement. If the Purchaser shall fail to comply with or perform any covenant or agreement hereof promptly at the time and
in the manner herein required, the Seller may elect to declare a forfeiture by written and recorded notice to the Purchaser, and at the expiration of 90 days thereafter
this agreement shall be at an end and null and void if in the meantime the terms of the agreement have not been complied with by Purchaser. In such event and
upon Seller doing so, and upon compliance with the provisions of R.C.W. 61.30, all payments made by the Purchaser hereunder and all improvements placed
upon the premises shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession. Service of all demands
and notices with respect to such declaration or forfeiture and cancellation may be made by registered mail at the following address: 909 S.E. BLAIR

ROAD WASHOUGAL WASHINGTON or at such other address as the Purchaser shall indicate to the Seller
or Seller's agent or attorneys in writing or which is known to the one giving notice.

In the event of the taking of any part of the property for public use, or of the destruction of any of the improvements on the property by fire or other casualty,
the moneys received by reason thereof shall be applied as payment on account of the purchase price of the property, less any sum which may be required to be
expended in procuring such money, or to the rebuilding or restoration of the premises.

The payments called for herein are to be made at 13409 N.E. 4th TH. ST. VANCOUVER WASHINGTON
 It is further agreed that:

IN WITNESS WHEREOF, the parties hereto have signed this instrument in duplicate the day and year first above written.

Purchaser

Marvin LeRoy Rich

Seller

Mildred Elenn SundbergSTATE OF WashingtonCounty of Clark

ss.

(INDIVIDUAL ACKNOWLEDGMENT)

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this _____ day of _____, personally appeared before me the individual(s) described as seller and who executed the within instrument, and acknowledged that _____ signed the same as _____ to me known to be free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(If Seller is a corporation, attach corporate acknowledgement.)

Notary Public in and for the State of _____
 My appointment expires: _____

FILED FOR RECORD
 BY Marvin Rich

JUN 4 10 21 AM '92

G. Lowry
 OR
GARY H. OLSON

ASSIGNMENT BY PURCHASER

The within named Purchaser for and in consideration of the sum of _____ Dollars (\$ _____) does assign and convey all right and title in and to the within contract and the property described therein unto _____ and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said purchaser. Said assignee hereby assumes and agrees to fulfill the terms and conditions of said real estate contract.

Dated this _____ day of _____, 1992

Assignee(s)

Assignor(s)

ASSIGNMENT BY SELLER

The within named seller for and in consideration of the sum of THIRTY THOUSAND DOLLARS Dollars (\$ 30,000) hereby assigns all his right and title to the within contract to Marvin LeRoy Rich and said assignee(s) hereby assume(s) and agree(s) to be bound by the terms and conditions of said real estate contract.

Dated this 3 day of June, 1992

Assignee(s)

Assignor(s)

(Deed from seller to assignee must be given with this assignment.)

STATE OF WashingtonCounty of Clark

(INDIVIDUAL ACKNOWLEDGMENT)

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 3rd day of JUNE, 1992, personally appeared before me MARVIN LEROY RICH and MILDRED B. SUNDBERG to me known to be the individual(s) described in and who executed the above assignment, and acknowledged that they signed the same as THEIR free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Madeline S. Hankovich
 Notary Public in and for the State of Washington
 My appointment expires: 10/7/93