

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, executed between ROBERT GIFFORD and OPAL GIFFORD, husband and wife, residing at 35570 S. E. Evergreen Boulevard, Washougal, Clark County, Washington, 98671:

I. DECLARATIONS

1.1 MARITAL STATUS: The parties hereto are husband and wife and are residents of the State of Washington.

1.2 CHILDREN: The parties hereto have three children, namely: ROBERTA GIBBONS, NANCY RAMSAY and GREGORY D. GIFFORD, all of legal age and competent.

II. AGREEMENT

2.1 FOR AND IN CONSIDERATION of the love and affection they each bear one towards the other, and in consideration of the mutual help each will be to the other in the future, and for the consideration of the commingling of their joint efforts and earnings and property, it is agreed as herein provided.

III. COMMUNITY PROPERTY

3.1 All property, real and personal, now owned or hereafter acquired, whether separate or community, with the exception of any property outside the State of Washington which might in the future be inherited by either the husband or wife, is hereby conveyed and converted into community property and hereafter shall be deemed community property for all purposes under the laws of the State of Washington.

IV. AMENDMENTS, ETC.

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4.1 AMENDMENTS: This agreement may be amended or revoked by written instrument executed and acknowledged by the spouses. No such amendment or revocation by mutual consent of the spouses shall become effective except by written revocation or amendment.

4.2 EFFECT OF DIVORCE: Unless otherwise provided in the divorce decree or in the property settlement agreement, this agreement shall be revoked by any decree divorcing the spouses.

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Knapp O'Dell Lewis*
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SEP 8 1992

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RECOR
GARY H. OLSON

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4.3 EFFECT OF INCOMPETENCY: If, prior to the death of either spouse, a legal guardian is appointed over the property of one of the spouses on account of incompetency, the legal guardian may join with the competent spouse in a petition to the Court having jurisdiction over the guardianship proceedings for permission to enter into a modification or revocation of this agreement. Hearing on the petition shall be after giving such notice to all interested parties as may be ordered by the Court. If, after the hearing, the Court deems the proposed modification or revocation to be fair and equitable and affords reasonable protection towards all parties concerned, it may authorize the guardian to execute such modification or revocation on behalf of the incompetent spouse.

4.4 EFFECT OF DOMICILE CHANGE: Unless otherwise revoked or modified, this Agreement shall remain in full force and effect regardless of the state of residence and/or domicile of the spouses at the time of the death of either or both.

V. VESTING OF OWNERSHIP ON DEATH

5.1 Upon the death of the first spouse, all property subject to this Agreement shall become the sole and separate property of the surviving spouse. Immediately upon the death of the one spouse, the survivor shall have the power to sell, will, or otherwise to dispose of all property subject to this Community Property Agreement.

IN WITNESS WHEREOF, the spouses have hereto set their hands and seals this 10 day of October, 1981.

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Robert Gifford
Robert Gifford

Opal Gifford
Opal Gifford

WITNESSES:

Bruce Wilcox
Beverly J. Hill

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STATE OF WASHINGTON)
County of Clark) ss.

On this 10th day of October, 1981, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT GIFFORD and OPAL GIFFORD, husband and wife, to me known to be the identical individuals described in and who executed the foregoing instrument, and each acknowledged to me that he severally signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year in this certificate first above written.

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

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NOTARY PUBLIC
CLARK CO. WASH.
Roger Knopp
AUG 21 1981 R 43 PH '82

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ELIZABETH A. LUCE