

AND SUBJECT TO an easement granting the perpetual right, power, privilege and easement permanently to overflow, flood and submerge a portion of said premises, including its terms, covenants and provisions as disclosed by instrument recorded December 20, 1974 under Skamania County Auditor's File No. 78560 in Book 58 at page 19 in favor of the United States of America;

AND SUBJECT TO a Real Estate Contract, including its terms, covenants, conditions and provisions, by and between Helen A. Brooks, a widow, as seller, and N.L. Hill, an unmarried woman, and R. Lee MacDonald, an unmarried woman, as purchasers, dated August 30, 1977, recorded September 2, 1977 under Skamania County Auditor's File No. 84810 in Book 73 at page 423, hereinafter referred to as "First Contract". The Seller's interest in said contract is now held of record by Joyce Churchman, Herman Schuh, Yolo St. John, Francis Schuh and Leona Bouwens, as their 1/6th interest, and Pearl J. Irion and Lincoln E. Gould, as their 1/12th interest;

all of which is sometimes hereinafter referred to as "the property".

The terms and conditions of this contract are as follows:

Price and Payment Terms

1. The purchase price is Five Hundred Thousand and No/100 Dollars (\$500,000.00). Of said sum, \$10,000.00 is allocated to the personal property and \$490,000.00 is allocated to the real property. The parties acknowledge that the purchase price herein includes the unpaid balance owed on the underlying First Contract.

2. \$100,000.00 has been paid as a down payment, as follows:

a. \$50,000.00 in cash, including earnest money in the amount of \$10,000.00;

b. \$50,000.00 in the form of a promissory note dated May 30, 1989. A copy of said Promissory Note is attached hereto as Exhibit "B" and incorporated herein as though fully set forth. Said Promissory Note is secured by a first Deed of Trust on certain real estate described as:

Lot 10, Block 1, RIVERVIEW PARK ADDITION TO HOOD RIVER, in the City of Hood River, County of Hood River and State of Oregon.

A copy of said Deed of Trust is attached hereto as Exhibit "C" and incorporated herein as though fully set forth.

3. The balance of said purchase price of \$400,000.00, which includes the balance owing on the First Contract, shall be paid as follows:

a. \$2,750.00, or more at purchasers' option, on or before the 1st day of July, 1989 and \$2,750.00, or more at purchasers' option, on or before the 1st day of each succeeding calendar month for eighteen (18) months. Commencing January 1, 1991, and continuing on the same day of each succeeding month for one hundred two (102) months, purchasers shall pay monthly installments of \$3,512.00, or