

more at purchasers' option. On June 1, 1999, the entire unpaid balance, including both principal and interest accrued thereon, shall be paid in full. The unpaid principal balance shall bear interest from the date of closing at the rate of ten percent (10%) per annum.

4. All payments to be made hereunder shall be made at M.P. 45.93R State Highway 14, Stevenson, Washington, or at such other place as the sellers may direct in writing.

5. As referred to in this contract, "date of closing" shall be June 1, 1989.

6. 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 notice to sellers and without penalty.

Closing Costs

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

a. One-half (1/2) of the recording fees for this real estate contract;

b. One-half (1/2) of the closing fee charged by Kielpinski & Lorne, P.C., the total amount of which is Five Thousand and No/100 Dollars (\$5,000.00).

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

a. Real estate excise tax;

b. One-half (1/2) of the recording fees for this real estate contract;

c. The fee for a court proceedings report prepared by Skamania County Title Company;

d. One-half (1/2) of the closing fee charged by Kielpinski & Lorne, P.C., the total amount of which is Five Thousand and No/100 Dollars (\$5,000.00); and

e. Costs and fees for transfer of titles to mobile homes.

Pro-Rated Items

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

a. 1989 real estate taxes;

b. Personal property taxes, payable now due to this purchase and sale; and

c. Rental 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 any improvements thereon nor shall the purchasers or sellers or the assigns of either be held to any covenant or agreement for alterations,