

insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in sellers' title to said real estate and containing no exceptions other than the following:

- a. A flowage easement to overflow the said real property up to the 94 foot contour line, including its terms, covenants and provisions as disclosed by instrument recorded in book "Y" at page 548 in favor of the United States of America;
- b. An easement to construct, reconstruct, maintain, repair, operate and patrol a bank protection project, including its terms, covenants and provisions as disclosed by instrument recorded October 12, 1962 under Skamania County Auditor's File No. 60601 in Book 50 at page 398 in favor of the United States of America;
- c. An easement for an underground electric transmission and distribution line system with facilities for telephone or television purposes, including its terms, covenants and provisions as disclosed by instrument recorded October 2, 1970 under Skamania County Auditor's File No. 72661 in Book 62 at page 188 in favor of Public Utility District No. 1 of Skamania County;
- d. 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 68 at page 19 in favor of the United States of America;
- e. 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;
- f. Any liens or encumbrances against the property caused by the acts or omission of the purchaser; and
- g. Printed general exceptions appearing in said policy form.

Underlying Obligation

14. Sellers agree to make payments in accordance with the terms of First Contract, and upon default the purchasers shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the sellers under this contract.

- a. The sellers agree, upon receiving full payment of the purchase price and interest in the manner above specified, to pay all principal and interest then remaining due under First Contract and to cause First Contract to be removed as an encumbrance against the property.

Deed

15. 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