

REAL ESTATE CONTRACT

THIS CONTRACT, made this 15th day of October, 1956 between

Margaret Mitchell, a single woman hereinafter called the "seller" and
 Louis I. Slyter and Patricia D. Slyter, hereinafter called the "purchaser,"
 husband and wife

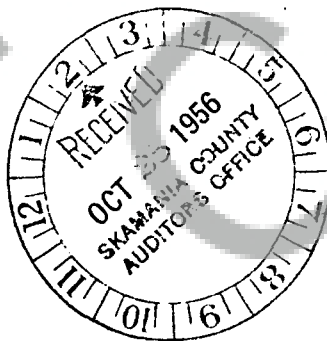
WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in Skamania County, Washington:

All that part of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 8, E.W.M. and Lot 1 of Section 32, Township 3 North, Range 8 E.W.M., lying southerly of the State Highway # 8;
 EXCEPTING that certain tract of land conveyed to W.R. Nunn, described as follows: Beginning at the intersection of the east line of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 8 E.W.M. with the South line of State Highway # 8 (also known as U.S. Highway 830), running thence South 340 feet; thence in a southwesterly direction 275 feet to a point 340 feet due South of the South line of said highway; thence North 340 feet to the South line of said highway; thence following the southerly line of said highway in a northeasterly direction, to the point of beginning, containing two (2) acres, more or less.
 (Remaining legal description on attached Schedule "A".

On the following terms and conditions: The purchase price is Six Thousand and no/100 (\$ 6000.00) dollars, of which Six Hundred Fourteen and 06/100 (\$ 614.06) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

Beginning on or before January 15, 1957, bi-yearly payments of not less than \$300 will be made on or before January 15th and July 15th of each succeeding year until the full purchase price plus interest at six per cent per annum has been paid. Interest is to be computed at time of payments and included in payments.

No fir trees on property may be cut until the contract is paid in full, without written permission of grantor.



No. 8
 TRANSACTION EXIST TAX

\$6000.00
 Mahel J. Jeter
 by Annette S. Hutcherson, Dep.

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation thereby evidenced, or any part thereof; (2) to keep the buildings now and hereafter placed upon the premises unceasingly insured against loss or damage by fire, to the full insurable value thereof, in the name of the seller as owner, in an insurance company satisfactory to the seller for the benefit of the mortgagee, the seller, and the purchaser, as their interests may appear, until the purchase price is fully paid, and to deliver to seller the insurance policies, renewals, and premium receipts, except such as are required to be delivered to the mortgagee; (3) to keep the buildings and all other improvements upon the premises in good repair and not to permit waste; and (4) not to use the premises for any illegal purpose.

In the event that the purchaser shall fail to pay before delinquency any taxes or assessments or any payments required to be made on account of the mortgage, or to insure the premises as above provided, the seller may pay such taxes and assessments, make such payments, and effect such insurance, and the amounts paid therefor by him shall be deemed a part of the purchase price and become payable forthwith with interest at the rate of 10 per cent per annum until paid, without prejudice to other rights of seller by reason of such failure.

(Remaining legal description attached to contract)
(dated October 15, 1956, Mitchell to Slyter.)

EXCEPTING ALSO a strip of land over and across said property, conveyed to Portland and Seattle Railway Company, a corporation, by deeds dated December 26, 1905, recorded at page 353, Volume "I" of deeds, and June 26, 1906, at page 26, Volume "K" of Deeds, respectively, deed records of Skamania County, Washington.

EXCEPTING ALSO that tract of land conveyed by William Grier et ux to J.T. Reynolds as described in deed recorded at page 205, Volume "F", of Deeds, Records of Skamania County, Washington.

ALSO an undivided one-half ($\frac{1}{2}$) interest in and to that certain Spring and the waters flowing therefrom situated in the Southeast quarter of the Southeast quarter of Section 30, Township 3 North, Range 8 E.W.M. about 500 feet North of the Old Highway.

ALSO subject to a certain easement granted to the U.S. of America for flowage upon said land.

RESERVING to the Grantors an easement for a boat-landing on the shore of the Columbia River, together with the right of access thereto, both by land and water. Also reserving to the Grantors an easement for a road over and across said land, to the railroad-crossing thereon and sufficient space, at said crossing, on which a truck or other motor vehicle may be conveniently turned around.

EXCEPTING ALSO County road to old boat landing.