

REAL ESTATE CONTRACT

THIS CONTRACT, made this 24th day of January, 1958 between
 J. H. Baxter and Company, hereinafter called the "seller" and
 a California Corporation,
 Virgil Perry and Gwen Perry, 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:

A tract of land located in Government Lot 11 of Section 24 and in Government
 Lot 2 of Section 25, Township 3 North, Range 7½ E.W.M., described as follows:

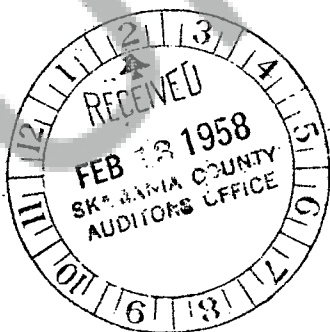
Beginning at the northwest corner of the said Section 25, thence along the
 north line of said Section 25 with an assumed bearing of north 89° 41' east
 1892.5 feet, thence due south 199.1 feet to an iron pipe on the southerly
 right of way line of the county road known and designated as the Loop Road;
 said point being the initial point of the tract hereby described; thence
 south 32° 33' west 203.3 feet; thence north 65° 51' west 459.9 feet; thence

Free of incumbrances, except: north 39° 47' east 256.2 feet; thence south 78° 54'
 east 205.5 feet to an iron pipe on the southerly right of way line of said
 county road; thence southeasterly along said right of way line 240 feet,
 more or less, to the point of beginning; said tract containing 2.58 acres,
 more or less.

ALSO all water rights to that certain spring now piped to above described
 property and rights of ingress and egress to and from said spring for
 maintenance purposes.

On the following terms and conditions: The purchase price is Forty One Hundred
 and no/100 ----- (\$ 4100.00) dollars, of which
 Five Hundred and no/100 ----- (\$ 500.00) 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 March 1, 1958, monthly payments of
 not less than fifty dollars (\$50.00) will be made until the
 full purchase price plus interest at the rate of six per cent
 per annum has been paid. Interest is to be computed monthly
 on unpaid balance and included in payments.



No. 2360

TRANSACTION EXCISE TAX

FEB 13 1958

Amount Paid \$ 4100.00
 Mabel J. Luter
 Skamania County Treasurer
 By _____

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 pay-
 ments 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.

