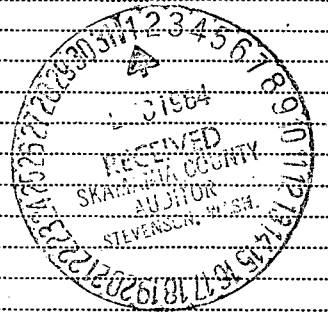


FOR AND IN CONSIDERATION of the premises hereinafter set out,
Corporation

CAMAS INVESTORS INC., a Washington

hereinafter called the seller, agrees to sell, and JAMES L. RITTER, Jr. and CAROLYN R. RITTER, husband
and wifehereinafter called the buyer,
agrees to buy the following described real estate, situate in the County of Skamania, State of
Washington, more particularly described as follows, to-wit:The Northeast Quarter of the Northeast Quarter of the Northwest Quarter
(NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 17, Township 1 North, Range 5 East of the Willamette
Meridian.

EXCEPT public roads.

for the sum of Five thousand four hundred fifty and no/100 - - - (\$5450.00) Dollars,
of which the buyer has paid the sum of One Hundred and no/100 - - - - - Dollars
(\$100.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal
Five thousand three hundred fifty and no/100 - - - (\$5350.00) Dollars.together with interest thereon from date at the rate of 6 $\frac{1}{2}$ per cent per annum, computed on
balances remaining unpaid from time to time at the times and in the manner following: In monthly installments of
\$40.00 or more per month, including interest. First payment is due and payable on
the 1st day of January, 1965, with a like payment due and payable on the first day
of each month thereafter, until January 1, 1966, at which time the monthly payments
shall increase to \$50.00 or more per month, with a like payment due and payable on
the 1st day of each month thereafter, until the balance of principal, together with
interest is paid in full.

regardless of loss, destruction or damage to any of the improvements thereon.

And the buyer agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured
against loss by fire in a reliable insurance company, in the sum of \$4500.00, with loss payable to seller and buyer, as their interests
appear, all policies to remain with the seller.And in the event that the buyer shall make default in any way of the covenants herein, contained, or shall fail to make the payments aforesaid at the times
specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made,
and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises at will and shall be entitled to only such notice to vacate
as is provided by law; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the
usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the
manner herein required, seller may elect to declare all of the purchaser's rights hereunder terminated and upon his doing so, all payments made by the purchaser here-
under and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages and the seller shall have the right to re-enter and take
possession of the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the pur-
chaser's rights hereunder, the purchaser agrees to pay the expenses of costs and a reasonable attorney's fee.No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing
attached hereto and approved by the seller, and any such assignment shall render this contract voidable at the option of the seller.It is understood and agreed by the parties hereto, that the Sellers are to furnish
the Purchasers with a policy of title insurance to the above property when the
principal balance of this contract is reduced to \$4350.00.

TRANSACTION EXCISE TAX

DEC 1 1964

IN WITNESS WHEREOF, The Seller and the Buyer have signed and delivered this agreement in duplicate this 25th
day of November, 1964.

Skamania County Treasurer

CAMAS INVESTORS INC.

By
Witnesses:

By

By

X

X

Buyer.

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the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Notary Public in and for the State of Washington
residing at Camas, therein

to me known to be the individual....., 19....., personally appeared before me.....
 described in and who executed the above assignment, and acknowledged that..... signed and sealed the same
 as..... free and voluntary act and deed for the uses and purposes therein mentioned.
 IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State of Washington, residing at _____

The within named seller, for and in consideration of the sum of.....Dollars,
hereby assigns all his right and title to the within contract to.....
this day of, 19.....
(Deed from seller to assignee must be given with this assignment)

The within named seller; does hereby consent to the assignment of this contract by the buyer.

Seller _____
To _____ Name _____
Signed _____ Name _____

[illegible]

No.....

CONTRACT

Carnes Inventors, Inc.
To

James L. Rittenberg, et al

STATE OF WASHINGTON
County of Skamania ss.

Received for record this _____ day of December, 1964
at 8 o'clock A M., and recorded at
request of R. J. Salveston
in Book 53 Page 377 - Dud
Record of said County.

Ernest J. Reed
County Auditor.

By.....
Deputy.

100