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THIS CONTRACT, Made this 23rd day of August, 1965, between
L. E. GENSMAN and VIOLA A. GENSMAN, husband and wife,
 hereinafter called the seller, and **RUSSELL KOFFORD and HARRIETTE W. KOFFORD,**
 husband and wife, hereinafter called the buyer,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made
 as hereinafter specified, the seller hereby agrees to sell to the buyer and the buyer agrees to purchase from the
 seller the following described real estate, situate in the County of Skamania
 State of Washington, to-wit:

**Lots 30 and 31 of WASHOUGAL RIVERSIDE TRACTS according to the official
 plat thereof on file and of record in the office of the Auditor of
 Skamania County, Washington.**

It is understood and agreed that if the Buyer wishes to cut any timber
 from said property he shall first obtain the written permission of the
 Seller.

No. 1984F

TRANSACTION EXCISE TAX

SEP 10 1965

Amount Paid \$5,000.00

Michael O'Donnell
 Skamania County Treasurer

By _____

for the sum of Twenty-five Thousand----- Dollars (\$ 25,000.00)
 (hereinafter called the purchase price), on account of which Five Thousand-----
 Dollars (\$ 5,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the
 seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 20,000.00) to the order
 of the seller in monthly payments of not less than One Hundred Thirty-five Dollars (\$ 135.00)
 each, and in addition thereto 1/12 of the annual taxes and 1/36 of a
three year fire insurance premium

payable on the 23rd day of each month hereafter beginning with the month of September, 1965,
 and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time;
 all deferred balances of said purchase price shall bear interest at the rate of 6% per cent per annum from
date until paid, interest to be paid monthly and * ~~being included~~
 the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-
 rated between the parties hereto as of the date of this contract.

The buyer shall be entitled to possession of said lands on August 23, 1965, and may retain such possession so long as
 he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter
 erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's
 and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any
 such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which here-
 after lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will
 insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount

not less than 18,000.00 in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as
 their respective interests may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any
 such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added
 to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to
 the seller for buyer's breach of contract.

The seller agrees that at his expense and within ten days from the date hereof, he will furnish unto buyer a title insurance policy in-
 suring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement,
 save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said
 purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said
 premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances
 since said date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the taxes, municipal
 liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the
 payments above required, or any of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then
 the seller at his option shall have the following rights: (1) to declare this contract null and void, (2) to declare the whole unpaid principal balance of
 said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract by suit in equity, and in any of such cases,
 all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right to the
 possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and revest in said seller without any act
 of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid
 on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case
 of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said
 premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to
 enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances
 thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect
 his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any suc-
 ceeding breach of any such provision, or as a waiver of the provision itself.

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the
 trial court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree
 of such trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such
 appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the context so requires, the singu-
 lar pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall
 be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals in duplicate on this, the
 day and year first above written.

PHelps, NELSON & SHEPHERD
 817 COMMONWEALTH BLDG
 PORTLAND, OREGON 97204

SEP 10 1965

SKA

STE

*Strike whichever phrase not applicable.
 [For notarial acknowledgment, see reverse]

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of.....Multnomah.

BE IT REMEMBERED, That on this 2 day of August, 1965,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Russell Kofford and Harriette W. Kofford, husband and wife,

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that.....they.....executed the same freely and voluntarily.

*IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.*

Jack E. Jones
 Notary Public for Oregon.
 My Commission expires Aug 13, 1966

Official

CONTRACT

(FORM No. 706)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BETWEEN

L. E. GENSMAN
VIOLA GENSMAN
Address.....

RUSSELL G. AUSTFORD
HARRIETTE W. KOFFORD
Address.....

Dated August 23, 1965
 Lot's 30 & 31 Block
 Addition WASHOUGAL RIVERSIDE
 TRACTS, Skamania, WA

STATE OF OREGON,

County of Skamania
I certify that the within instrument was received for record on the
10 day of Sept, 1965,
at 1:30 o'clock P.M., and recorded
in book 54 on page 479
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Enclen C. Neal
County Clerk—Recorder.
By C. Neal
Deputy.

N.I.O.	REGISTERED	INDEXED	RECEIVED	CLASSIFIED
	2	1	1	1

THE BOSTON COMPANY
225 SOUTH BOSTON AVENUE
BOSTON, MASSACHUSETTS 02111

45881 - 213725 ma

STATE OF OREGON,

County of.....Multnomah.

County of Multnomah ss. On this 17 day of Sept, 1965,
before me, the undersigned, a notary public in and for said county and state, personally appeared the within
named L. E. Gensman and Viola A. Gensman, husband and wife,

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

my official seal the day and year last above written
Michael D. ...
 Notary Public for Oregon
 My commission expires *6/6/67*