

FOR AND IN CONSIDERATION of the premises hereinafter set out, EVERETT WAGNER and LAURENE WAGNER,
husband and wife,

hereinafter called the seller, agrees to sell, and DONALD L. BECKER and BERNICE M. BECKER, husband and wife,

hereinafter 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 (NE $\frac{1}{4}$), and the East Half of the Northwest quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$),
of Section Two (2), Township One (1) North, Range Five (5) East of the Willamette
Meridian.

for the sum of Twenty-four thousand and no/100 ----- \$ 24,000.00 ----- Dollars,
of which the buyer has paid the sum of Eleven thousand and no/100 ----- Dollars
(\$ 11,000.00 -----), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal
Thirteen thousand and no/100 ----- (\$ 13,000.00 -----) Dollars,
together with interest thereon from date at the rate of six and one-quarter ----- 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
\$100.00 or more per month including interest. First payment is due and payable on
the 1st day of January, 1966, 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 \$ none -----, 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.

The seller has furnished an abstract of title or policy of title insurance to these premises, which the buyer has examined and found sufficient, and which is to be
retained by the seller until the last payment is made; and the seller shall not be called upon to have same brought down to the date of the last payment, but shall pay the
costs of such items as are caused by or on account of his acts or acts of his successors in interest.

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.

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this 29th
day of November, 1965.

Witnesses:

4948

TRANSACTION EXCISE TAX

DEC 21 1965

Amount Paid 240
Donald L. Becker
Skamania County Treasurer
By Donald L. Becker

Everett Wagner
Laurene Wagner
Seller.

Donald L. Becker
Bernice M. Becker
Buyer.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 27 day of November, 1965, personally appeared before me Everett Wagner and Laurene Wagner.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Thomas Richardson
Notary Public in and for the State of Washington.

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

_____ Dollars,
The within named buyer, for and in consideration of the sum of _____
does assign and convey all right and title in and to the within contract and the property described therein unto _____

and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said buyer.

SIGNED AND SEALED, this _____ day of _____, 19____.

The seller consents to this assignment.

STATE OF WASHINGTON, County of _____ } ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this _____ day of _____, 19____, personally appeared before me _____

to me known to be the individual..... 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 hereunto 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)

CONSENT TO ASSIGNMENT BY BUYER

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

Seller.
To.
Signed
Name.
Name.

[illegible]

6133

No...

CONTRACT

REAL ESTATE

Ernest Hauptmann

Donald S. Becker et al.

STATE OF WASHINGTON

County of Barbara

Received for record this 5th
day of March, 1965
at 3:30 o'clock P. M., and recorded at
request of R. J. Anderson
in Book 55 Page 186
Record of said County.

County Auditor.

By E. Maxwell

Deputy.

Mail to: City Investment
Box 1015
Camas, WA