

DEED AND PURCHASER'S ASSIGNMENT OF
ONE-HALF INTEREST IN REAL ESTATE CONTRACT

THE GRANTORS LOUIS LaRUE and MARVEL M. LaRUE, husband and wife, for value received do hereby convey and warrant to L. J. BASS, a married man, as his separate property, the grantee, the following described real estate, situated in the County of Skamania, State of Washington:

Commencing at a post on the west boundary line of Section 11, Twp. 1N., R. 5 E.W.M. (said post being the west end of a division line of Lot 1 of said Section, Township and Range, being also the NW corner of the south 25 acres of said Lot 1); thence south 68° east 970 feet to initial point of survey; thence north 62° 15' west 275 feet to center of Cascades Military Road (old county road); thence following said road in a northwesterly direction to the intersection of said road with the division line of Lot 1 at corner; thence east 1320 feet more or less to the east line of Lot 1; thence south on east line of Lot 1 about 515 feet to the government meander line on the north shore of the Columbia River; thence following said meander line in a southwesterly direction to a point where initial point bears north 43° 40' west 300 feet more or less; thence north 43° 40' west to the place of beginning, together with a personal right of J. Gory to land and keep one boat on the east side of rock at old landing with personal right of ingress and egress thereto and therefrom; EXCEPTING: Right of way of the S.P. & S. Ry. Co., and county roads. ALSO EXCEPTING easements conveyed by Julius Gory and Anna Gory, his wife to Frank Konopski for the uninterrupted right of ingress and egress to and from the barn formerly owned by the said parties.

and do hereby assign, transfer and set over to the grantee a one-half interest in that certain real estate contract dated the 24th day of April, 1961, between George J. Ivanoff and Ada M. Ivanoff, husband and wife, as seller and Louis LaRue and Marvel M. LaRue, husband and wife, as purchaser for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees to fulfill the conditions of said real estate contract as follows:

WHEREAS, there is a present balance on the above described contract of \$2,712.86 plus interest from May 15, 1965, in accordance with the terms of the contract, and

WHEREAS, payment of the sum of \$480.00 on or before August 15, 1965, will satisfy all delinquencies on said contract and will satisfy the payment due August 15, 1965, under said contract, and

WHEREAS, George J. Ivanoff and Ada M. Ivanoff, husband and wife, the contract sellers in the above described contract are purchasing said real estate on contract from Leo W. Miller and Mildred Miller, husband and wife, pursuant to contract dated February 21, 1955, for the original purchase price of \$4,750.00, said contract recorded with Skamania County Auditor at Book 39, Page 306, and

WHEREAS, they are presently delinquent on said contract in the sum of \$828.01 which includes principal and interest, and

WHEREAS, George J. Ivanoff and Ada M. Ivanoff, husband and wife, agree that the sum due them of \$480.00 on August 15, 1965, and the monthly payments of \$60.00 per month thereafter shall be paid to Leo W. Miller and Mildred Miller, husband and wife, until their contract

balance has been paid in full and thereafter the sum of \$60.00 per month shall be paid to them until the contract balance due from Louis LaRue and Marvel M. LaRue, husband and wife, has been paid in full.

IT IS UNDERSTOOD AND AGREED that all payments made to Leo W. Miller and Mildred Miller, husband and wife, shall be credited against the contract balance as above mentioned, and

WHEREAS, Leo W. Miller and Mildred Miller, husband and wife, have agreed to accept said payments as above set forth and to waive any previous defaults and it is specifically agreed and understood that this waiver shall not be construed to be a waiver of any subsequent default.

NOW, THEREFORE, L. J. BASS does agree to pay to GEORGE J. IVANOFF and ADA M. IVANOFF the sum of \$480.00 on or before August 15, 1965, and the sum of \$60.00 on or before September 15, 1965, and the sum of \$60.00 on the 15th day of each and every month thereafter until the contract balance has been paid in full; said contract balance will draw interest in accordance with the terms of said real estate contract at 6% per annum computed upon the monthly balances of the unpaid purchase price and shall be applied first to interest and then to principal. The above described payments shall be paid to the Bank of Stevenson to be applied on the contract balance due LEO W. MILLER and MILDRED MILLER, husband and wife, on their real estate contract with GEORGE J. IVANOFF and ADA M. IVANOFF, husband and wife. After said contract balance has been paid in full said payment shall be paid to GEORGE J. IVANOFF and ADA M. IVANOFF at such address as they shall designate in writing.

Dated this 13 day of August, 1965.

TRANSACTION EXCISE TAX

OCT 6 1965

Amount Paid 27¹³

Richard W. Davis

Skamania County Treasurer

By

Louis LaRue

Marvel M. LaRue

L. J. Bass

STATE OF WASHINGTON

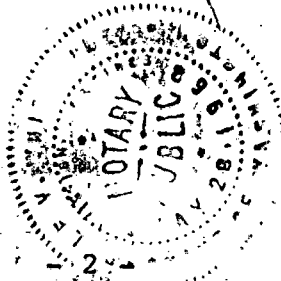
County of Clark

SS.

On this day personally appeared before me Louis LaRue and Marvel M. LaRue, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and, acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of August, 1965.

Notary Public in and for the State of
Washington residing at Vancouver



CONSENT TO TERMS OF ASSIGNMENT

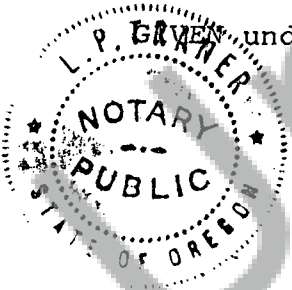
FOR VALUABLE CONSIDERATION LEO W. MILLER and MILDRED MILLER, husband and wife, sellers of the above described real property to GEORGE J. IVANOFF and ADA M. IVANOFF, husband and wife, hereby consent and agree to the terms of the foregoing assignment and agree to waive all prior delinquencies under said contract, on the express condition however, that said waiver shall not constitute a waiver of any subsequent defaults, and that GEORGE J. IVANOFF and ADA M. IVANOFF, husband and wife, named in said contract shall not by reason of the terms of said assignment be released or discharged from any of the obligations they have under their contract to LEO W. MILLER and MILDRED MILLER, husband and wife.

Leo W. Miller
Leo W. Miller

Mildred Miller
Mildred Miller

STATE OF Oregon)
~~WASHINGTON~~)
County of Washington) ss.

On this day personally appeared before me Leo W. Miller and Mildred Miller, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



under my hand and official seal this 10th day of August, 1965.

L. P. Gwyer
Notary Public in and for the State of
Washington residing at
Oregon My Commission Expires 10/25/69

STATE OF CALIFORNIA, }
County of Los Angeles } ss.



ON SEPTEMBER 13th, 1965, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared L. J. BASS

_____, known to me,
to be the person whose name IS subscribed to the within
Instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Donald G. Anderson
Notary Public in and for said County and State.