

FOR AND IN CONSIDERATION of the premises hereinafter set out, E. A. PRICE & ROBERTA M. PRICE
husband and wife.

hereinafter called the seller, agrees to sell, and HOWARD H. FISHBURN & LEOLA B. FISHBURN, 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:

That portion of the Southwest quarter of Section 19, Township 2 North, Range 5
East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said Southwest quarter of Section 19,
that is North 613 feet from the Southeast corner thereof; thence West 400 feet;
thence North 200 feet; thence East 400 feet; thence South 200 feet to the point
of beginning.

EXCEPT County Roads.

for the sum of Seventy Eighty Hundred Twenty Seven and no/100 (\$7827.00) Dollars,
of which the buyer has paid the sum of Two Hundred and no/100 - - - - - Dollars
(\$200.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal
Seventy Six Hundred Twenty Seven and no/100 - - - - - (\$7627.00) Dollars

together with interest thereon from date at the rate of 6 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
\$70.00 or more per month, including interest. First payment is due and payable
on the 1st day of June, 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 7000.00, 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
purchaser'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, that the Sellers are to furnish the Purchasers with a
policy of title insurance to the above described property, when the principal balance
is reduced to \$6000.00.

No.

TRANSACTION EXCISE TAX

MAY 13 1966

Amount Paid 78.29

Method Check

IN WITNESS WHEREOF, The seller and the buyer have each delivered this agreement in duplicate this 13 day of May, 1966.

Witnesses:



E. A. Price

Robert M. Price

Howard H. Fishburn

Leola B. Fishburn

Buyer.

