

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 19th day of JUNE, 1967, between
CHATEAU PROPERTIES, INC., a corporation hereinafter called the "seller" and
STUART POWELL MUNRO and MARY-ELLIOTT MUNRO, husband and wife, hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in **Skamania** County,
 Washington:

**Lot 1 of River Glen on the Washougal River, Except the south 80.77' and
 the North 180'..**

Free of incumbrances, except:

On the following terms and conditions: The purchase price is **Two Thousand Nine Hundred Fifty
 and no/100-----** (\$2950.00) dollars, of which
Four Hundred and no/100----- (\$ 400.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows: **Thirty Dollars (\$30.00), or more at purchaser's option,
 on or before the 1st day of July, 1967, and Thirty Dollars (\$30.00) or more at
 purchaser's option, on or before the 1st day of each then succeeding calendar
 month until the balance of said purchase price shall have been fully paid.**
 The purchaser further agrees to pay interest on the balance of said purchase
 price and the diminishing amounts thereof at the rate of seven (7%) percent
 per annum from the 1st day of July, 1967, which interest shall be payable
 monthly in addition to the above mentioned payments on balance of principal and
 at the same time as provided above for such payments on the balance of principal.

IN WITNESS WHEREOF, CHATEAU PROPERTIES, INC., pursuant to a resolution
 of its Board of Directors, duly and legally adopted, has caused these presents
 to be signed by its President and Secretary and its corporate seal to be
 affixed this 19th day of June, 1967.

**TRANSACTION EXCISE TAX**

JUN 26 1967

Amount Paid 29.50Meduel O. Powell

Skamania County Treasurer

By

The purchaser may enter into possession **on the date of execution of this contract.**

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

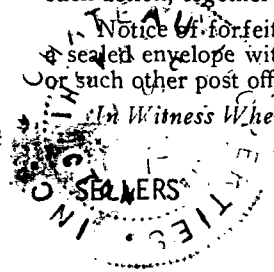
deliver to the purchaser a **Warranty** deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a **Transamerica Title Insurance Company** standard form purchaser's title policy when the purchaser shall have paid insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

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, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, 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 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 expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.



PURCHASERS

CHATEAU PROPERTIES, INC., a Corporation (Seal)

By: *Raymond J. Kittleson* (Seal)

By: *Donald E. Kettleberg* (Seal)

Stuart Powell Munro (Seal)

Mary Elliott Munro

OREGON
STATE OF ~~WASHINGTON~~
County of Multnomah

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 19th day of June, personally appeared before me RAYMOND J. KITTLESON and DONALD E. KETTLEBERG

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

William A. Carroll
Notary Public in and for the state of ~~Washington~~ Oregon
residing at Portland,
My Commission Expires: 8-20-68



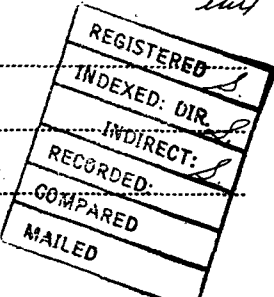
Filed for Record at Request of

Name

Address

City and State

68872
Chateau Properties Inc.
To
Stuart Powell Munro



THIS SPACE RESERVED FOR RECORDER'S USE:	
COUNTY OF SKAMANIA	SS
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
<i>Brown & Kettleberg, Attorneys</i>	
OF <i>1123 SW Yamhill, Portland, Ore</i>	
AT <i>3:45 P.M. June 26, 1967</i>	
WAS RECORDED IN BOOK <u>57</u>	
OF <u>1</u> AT PAGE <u>381-2</u>	
RECORDS OF SKAMANIA COUNTY, WASH.	
<i>H. P. Todd</i>	
COUNTY AUDITOR	
<i>S. Little</i>	
DEPUTY	