



THIS CONTRACT, made and entered into this 10th day of October, 1979

between FRANK J. COREY and ELAINE U. COREY, husband and wife
hereinafter called the "seller," and ROBERT W. KIDDER and JOAN JOYCE KIDDER, husband and wife
hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described
real estate, with the appurtenances, in Skamania County, State of Washington:

Legal description attached hereto as Exhibit "A"



The terms and conditions of this contract are as follows: The purchase price is TEN THOUSAND AND NO/100ths-----

----- (\$ 10,000.00) Dollars, of which
THREE THOUSAND AND NO/100ths----- is 3,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Seventy Five and No/100ths----- \$ 75.00) Dollars,
or more at purchaser's option, on or before the 10th day of November, 19 79 ,

and Seventy Five and No/100ths----- \$ 75.00) Dollars,

or more at purchaser's option, on or before the 10th day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the

rate of twelve (12) per cent per annum from the 10th day of October, 19 79 ,
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at 11311 N.W. 21st Avenue,
or at such other place as the seller may direct in writing Vancouver, WA 98665

Purchaser to assume lease with Water Front Recreation, Inc., including association
dues and membership fees.

Notwithstanding the aforementioned payment terms of this Contract, Purchaser agrees
to pay in full, the entire remaining principal balance, together with any accrued
interest owing Seller, within six (6) months from date of closing.

As referred to in this contract, "date of closing" shall be October 10, 1979

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be levied, assessed and granted
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any such tax, contract or
other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments levied or assessed on or before the date, the
purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now on and to be erected on said real estate insured to
the actual cash value thereof against loss or damage by both fire and windstorm in a company licensed to do business in the State of Washington, and to pay all premiums therefor and to deliver all policies and receipts therefor to the seller for his benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and receipts therefor to the seller for his benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and receipts therefor to the seller for his benefit, as his interest may appear.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor the purchaser is aware of any defect in any
covenant respecting the condition of any improvements thereon nor shall the purchaser or holder of the deed be liable for any defect in any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is a covenant, improvement or repair attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or to be erected thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the consideration agreed to be paid after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein, unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance shall be applied after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the purchaser has been notified to be made subject; and
- c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, when seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to an existing contract or contract, under which seller is purchasing said real estate, or any mortgage or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and in the event the purchaser shall have the right to make any payments necessary to remove the defect, and any payments so made shall be applied to the payments next falling due the seller under this contract.

Transaction in compliance with County subdivision ordinances, Skamania County Assessor - By: J/L