

REAL ESTATE CONTRACT

This CONTRACT FOR THE SALE OF LAND executed this date between LEON P. MONTCHALIN and YVONNE MONTCHALIN, husband and wife, hereinafter referred to as "Seller", and CLIFFORD ORTH and DOLORES ORTH, husband and wife, and DONOL HEDLUND and MARISE HEDLUND, husband and wife, hereinafter referred to as "Purchaser",

W I T N E S S E T H:

That for and in consideration of the covenants and agreements hereinafter provided, the Seller hereby agrees to sell and convey to the Purchaser, and the Purchaser agrees to buy of the Seller the following described real property, hereinafter referred to as the "premises" or the "property", upon the terms and conditions provided in this contract.

DESCRIPTION OF PROPERTY: Situated in the County of Skamania, State of Washington:

The Northeast quarter of Section 28, Township 2 North, Range 5, East of the Willamette Meridian; EXCEPT the East half of the Northeast quarter of the Northeast quarter of the said Section 28;

That portion of the Northwest quarter of Section 28, Township 2 North, Range 5, East of the Willamette Meridian, described as follows: Beginning at a point 15 rods South of the quarter corner on the North line of the said Section 28; thence in a Southwesterly direction to a point 15 rods North of the quarter corner on the West line of the said Section 28; thence South 15 rods to the quarter corner aforesaid; thence Easterly along the quarter section line to the center of the said Section 28; thence Northerly along the quarter section line to the point of beginning;

EXCEPT those portions of the above described tracts of land which lie within the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power lines.

EXCEPT any portion of said tracts lying within the Public Roads.

6201

TRANSACTION EXISE TAX

DEC 3 1968

Amount Paid \$88.00

Skamania County Treasurer

By AND AS CONDITIONS HEREOF THE PARTIES COVENANT AND AGREE AS FOLLOWS:

1. CONSIDERATION AND PAYMENT: The total purchase and sale price is the sum of FIFTY THOUSAND DOLLARS (\$50,000.00) of which Purchaser has paid to Seller the sum of Ten thousand dollars (\$10,000.00) upon the execution of this contract, the receipt whereof Seller hereby acknowledges. The balance of the purchase price in the amount of \$40,000.00 shall be due and payable in semi-annual principal installments of FIVE THOUSAND DOLLARS (\$5,000.00), and no more except as hereinafter provided, commencing on June 1, 1969, and continuing on the first day of each December and June thereafter until the purchase price and interest is paid in full. The declining balances of the purchase price shall bear interest from the date of this contract computed at the rate of six percent (6%) per annum, and such interest shall likewise be paid semi-annually due on the principal installment dates provided above. After January 1, 1971, Purchaser shall be privileged to make larger or additional payments than above provided

[Handwritten signature]

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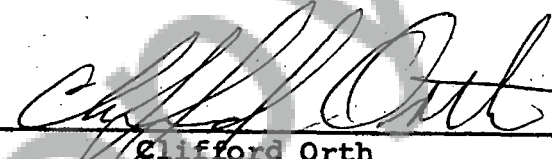

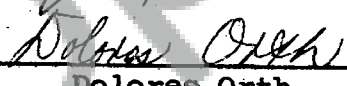
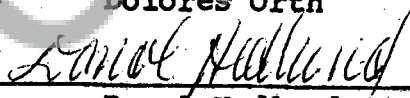

*C. O.
S. D.*

Legal title to the property shall remain vested in Seller until the final payment and performance of this contract. Upon such final performance Seller agrees to execute and deliver a warranty deed in statutory form conveying legal title to the property to Purchaser free of liens or encumbrances except as may be noted above, but Seller shall not warrant against any liens or encumbrances incurred or suffered to be incurred by Purchaser subsequent to the date of this contract. Seller further agrees to furnish to Purchaser as soon as procurable a policy of title insurance insuring Purchaser's equity in the property pursuant to this contract, and which policy shall constitute Seller's sole duty to furnish title insurance or abstract of title.

6. PERFORMANCE AND DEFAULT: Time and exact performance in all things shall be of the essence of this contract. In event of default by Purchaser in the payment of the several sums herein provided, or in event of failure or neglect of the Purchaser to perform the several terms and conditions of this contract, and any such default having continued for a period of thirty (30) days after notice of the same shall be served or delivered to Purchaser as provided below, then Seller may declare Purchaser's interest hereunder forfeited and may repossess the property retaining any sums theretofore paid as liquidated damages for such failure to perform and for the use and occupancy of the premises. Seller may, in the alternative, bring action on any intermediate overdue installments or upon any payments made by Seller and repayable by Purchaser, and the institution of any such action shall not constitute an election of remedy as to any subsequent default. The waiver by Seller of any breach of this contract shall not be construed as a waiver of said covenant or of any future breach of any term of this contract.

In event Seller shall prevail in a legal or equitable action to enforce any rights under this contract, or for the forfeiture of the same, then Purchaser agrees to pay a reasonable sum as attorney fees in said suit. It is agreed that any notice required by this contract or as may be otherwise required by law concerning the enforcement or forfeiture of this contract may be made by registered or certified United States mail addressed to Purchaser at 233 S. W. Front Avenue, Portland, Oregon, 97204, or to such other address as Purchaser may hereafter designate in writing.

IN WITNESS WHEREOF, the parties have executed this instrument this 18th day of November, 1968.

 _____ Leon P. Montchalin	 _____ Clifford Orth
 _____ Yvonne Montchalin	 _____ Dolores Orth
	 _____ Donal Hedlund
	 _____ Narise Hedlund

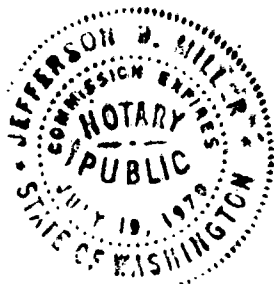
S E L L E R

P U R C H A S E R

STATE OF WASHINGTON)
) ss
COUNTY OF CLARK)

On this day personally appeared before me LEON P. MONTCHALIN and YVONNE MONTCHALIN, 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 18th day of November, 1968.

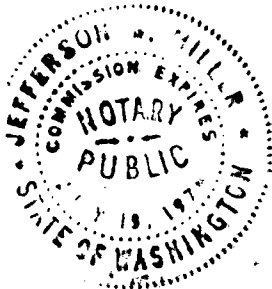


Jefferson D. Miller
Notary Public in and for the State
of Washington;
Residing at Camas, therein.

STATE OF WASHINGTON)
) ss
COUNTY OF CLARK)

On this day personally appeared before me CLIFFORD ORTH, DOLORES ORTH, DONOL HEDLUND and MARISE HEDLUND, 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.

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