

THIS CONTRACT, Made this 29th day of September, 1971, between GEORGIA PEHRSSON and PETER PEHRSSON, husband and wife, and RONALD A. COX and BARBARA H. COX, his wife, hereinafter called the seller, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Skamania County, State of Washington, to-wit:

Lot 5, Block 2, LANGE'S HOMESTEAD, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington,

Subject to the conditions and restrictions placed upon Lange's Homestead by the dedicators thereof.

981 TRANSACTION EXCISE TAX OCT 29 1971 Amount Paid Skamania County Treasurer

for the sum of Five Thousand and No/100 Dollars (\$5,000.00) (hereinafter called the purchase price), on account of which One Thousand Dollars (\$1,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$4,000.00) to the order of the seller in monthly payments of not less than Two Hundred Dollars (\$200.00) each, payable at the Pacific National Bank of Washington, Main, 9th & Pacific, Tacoma, Washington, payable on the 10th day of each month hereafter beginning with the month of November, 1971, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of .6% per cent per annum from date until paid, interest to be paid monthly and (in addition to the minimum monthly payments above required, Taxes on said premises for the current tax year shall be provided between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is a (manually for buyer's personal, family, household or agricultural purposes. If for an organization or even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes. The buyer is entitled to possession of said lands on the date of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected thereon, in good repair and will not suffer or permit any waste or strip thereon that he will keep said premises free from mechanic's liens and other liens, and have the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens. The buyer shall pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which are or may hereafter be assessed upon said premises, promptly before the same or any part thereof become past due at buyer's expense. The buyer shall keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount equal to the full replacement cost.

In a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as provided herein, the seller may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such losses, the seller may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such losses, the seller may appear and all policies of insurance to be delivered to the seller as soon as insured. Now if the buyer shall fail to pay any such losses, the seller may appear and all policies of insurance to be delivered to the seller as soon as insured.

The buyer agrees that at his expense and within 30 days from the date hereof he will furnish unto buyer a title insurance policy insuring to the best of his ability title in and to said premises in the seller on or subsequent to the date of this agreement, except as to certain printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises to the buyer, together with a release and clear of encumbrances as of the date hereof and free and clear of all encumbrances there and date placed, permitted or arising by, through or under seller, excepting, however, the said easements and restrictions and the fees, municipal liens, water rents and public charges so assumed by the buyer and further excepting all items and encumbrances created by the buyer or his assigns.

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within the time specified hereon, or fail to keep any agreement herein contained, then the seller at his option shall have the following rights: (1) to declare this contract null and void; (2) to declare the whole unpaid principal balance of the purchase price with the interest thereon at once due and payable to the seller; (3) to foreclose this contract by suit in equity, and in any of such cases, the seller shall have the right to take possession of said premises and all other rights acquired by the buyer hereunder shall revert to and revert in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, redemption or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments thereafter made on this contract are to be retained by and belong to said seller as the agreed and reasonable part of said purchase price up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all of the improvements and appurtenances thereon thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00. (If non-reciprocal transfer, insert in each space the number of shares or units of the property or interest transferred, and the value of such interest, as shown on the certificate of consideration.)

In case suit or action is instituted to foreclose this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the court may adjudge reasonable as attorney's fees to be allowed plaintiff in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person; that if the contract so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

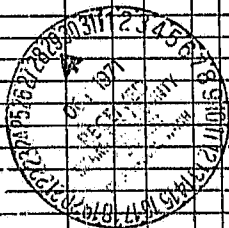
Georgia Pehrsson Barbara H. Cox
Peter Pehrsson Ronald R. Cox

IMPORTANT NOTICE: Date, by being out, whether photo and whether warranty (A) or (B) is not applicable. If warranty (B) is applicable, the seller is a creditor, so such word is deleted in the Truth-in-Lending Act and Regulation Z. The seller MUST comply with the Act and Regulation by making required disclosures for this purpose. Use Steves-Hart Form No. 1209 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Steves-Hart Form No. 1207 or 1207A.

NOTE: The sentence between the symbols () if not applicable, should be deleted. See Revised Statutes, Section 9A.03. (Not at all acknowledgment on reverse.)

RECEIVED PAYMENTS ON WITHIN CONTRACT, AS FOLLOWS:

DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE	DATE	INSURANCE OR TAXES	INTEREST	INTEREST PAID TO	PRINCIPAL	PRINCIPAL BALANCE



74091
CONTRACT
 (FORM 26, 196)

STEVEN-NEES LAW PUB. CO., PORTLAND, ORE.
 BETWEEN
 GEORCIA BERSSON & PETER BERSSON,
 HUSBAND AND WIFE,
 Address 1807 S. Ash Street
 AND
 DONALD R. COX AND BARBARA H. COX,
 his wife,
 Address 7015 NE 74 Ave., Vancouver,
 WA 98686

Dated 19 / 19 71
 Lot Block
 Addition

STATE OF OREGON—
 ss.
 County of Washington
 I certify that the within instru-
 ment was received for record on the
21 day of Oct, 1971,
 at 11 o'clock A.M., and recorded
 in book 63 on page 456.
 Record of Deeds of said County.
 Witness my hand and seal of
 County affixed.

By W. F. Miller
 Title Notary Public
 Deputy

AFTER RECORDING RETURN TO
 REGISTERED
 RECEIVED
 INDEXED
 RECORDED
 COMPARED
 MAILED

STATE OF OREGON, WASHINGTON

FORM NO. 25 — ACKNOWLEDGMENT
 STEVEN-NEES LAW PUB. CO., PORTLAND, ORE.

Certify W. F. Miller } ss.
 Notary
 BE REMEMBERED, That on this 21st day of October, 1971,
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
 named DONALD R. COX and BARBARA H. COX, his wife,

known to me to be the identical individual s described in and who executed the within instrument and
 acknowledged to me that they executed the same freely and voluntarily.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.
W. F. Miller
 Notary Public for Oregon, Washington
 My Commission expires Apr. 23, 1975