

THIS CONTRACT, made this 16th day of April, 1973, between CHATEAU PROPERTIES, INC., Washington corporation,

hereinafter called the seller, and ERD M. LEWIS, a married man; J. C. MILLS, JR., a married man; and SAM E. BROWN, a married man,

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:

SEE ATTACHED DESCRIPTIONS

It is understood and agreed that the Buyers have no personal liability under this Agreement and that Sellers remedy in event of default is to declare this contract null and void and to recover the unreleased portion of the property and retention of the payments previously made.

for the sum of Twenty-five Thousand Nine Hundred Nine Dollars (\$ 25,909.00) (hereinafter called the purchase price) on account of which Five Thousand Four Hundred Nine and no/100-----Dollars (\$ 5,409.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in amounts as follows, to-wit:

3 years interest only payments, then 15 years of annual payments, each payment to be 1/15th of original balance owed together with interest at 7% per annum; with deed releases upon separate payment at \$25.00 per front foot measured along the Washougal River with a minimum of 100 feet each release; buyer shall prepare and present deeds for all deed releases.

2005 TRANSACTION EXCISE TAX JUL - 2 1973 Amount Paid \$50.00 Michael Chinnell Skamania County Treasurer By Carolyn J. Halliday

The buyer warrants to and covenants with the seller that the real property described in this contract is for an occupation or use other than agricultural, commercial or commercial purposes other than agricultural purposes.

All of said purchase price shall be paid in any three (3) installments of said purchase price shall bear interest at the rate of 7% per cent per annum from close of escrow until paid, interest to be paid see above

The buyer shall be entitled to possession of the lands on the date specified in the terms of this contract. The buyer agrees that all title to the lands shall be held in trust for the seller until the purchase price is paid in full and until the seller has received all payments due to the seller under this contract.

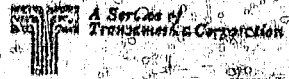
The buyer agrees that at his expense and within 15 days from the date hereof he will furnish to the seller a title insurance policy in the amount of the purchase price (including taxes and other charges) and will defend and indemnify the seller against all claims, suits and damages of any kind which may be asserted against the seller or the lands hereunder.

The buyer further agrees that in case of default of the buyer to pay the purchase price as provided in this contract, the seller shall have the right to declare this contract null and void and to recover the unreleased portion of the property and retention of the payments previously made.

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.

CHATEAU PROPERTIES, INC. BY: R. J. Kitelson, President. ERD M. LEWIS, J. C. MILLS, JR., SAM E. BROWN.

IMPORTANT NOTICE: Before, by filing and whichever phrase and whichever warranty (1) or (2) is not applicable. (2) If not applicable, should be deleted. See Oregon Revised Statutes, Section 93.030. (Historical knowledge required on reverse)



Transamerica Title Insurance Co
409 S.W. Ninth Ave. Portland, Oregon, 97205

Both the Seller and the Husband Purchaser agree that attached document is in form acceptable to them.

Seller- CHATEAU PROPERTIES INC.

[Signature]
R.J. KITTLESON, PRES.

[Signature]
DONALD E. KITTLEBERG, SEC. TREAS.

Buyer-

[Signature]
FRED M. LEWIS

[Signature]
J.C. MILLS, JR.

[Signature]
SAM E. BROWN



FORM No. 26-ACKNOWLEDGMENT-CORPORATION

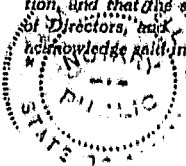
STEVENS-KESSE LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Multnomah } ss.
before me appeared R. J. KITTLESON
DONALD E. KITTLEBERG

On this 24 day of May, 19 73,

and both to me personally known, who being
duly sworn, did say that he, the said R. J. KITTLESON
is the President, and he, the said DONALD E. KITTLEBERG
is the Secretary Treasurer of CHATEAU PROPERTIES, INC,
the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corpora-
tion, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board
of Directors, and R. J. KITTLESON and DONALD E. KITTLEBERG
acknowledged said instrument to be the free act and deed of said Corporation.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.
My Commission expires JANUARY 21, 1977

TRACT "A"

That portion of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 34, Township 2 North, Range 5 E.W.M., lying westerly of a line 250 feet distant in an easterly direction from the easterly bank of the Washougal River at mean high water, and easterly of the center of the channel of the Washougal River.

TOGETHER WITH a non-exclusive reciprocal easement for ingress, egress and utilities over and across the following described tracts, to wit:

All that portion of the South Half of the South East Quarter of Section 26, Township 2 North, Range 5 East, Willamette Meridian, lying Northwesterly of a line 250 feet distant in a southeasterly direction from the Easterly bank of the Washougal River at mean high water.

AND ALSO that part of the East 900 feet of the Southeast Quarter of Section 27, Township 2 North, Range 5 East, Willamette Meridian, that lies Southeasterly of the center of the channel of the Washougal River and Northerly of a line 250 feet Southerly of and parallel with the South bank of the Washougal River.

ALSO a non-exclusive reciprocal easement for ingress, egress and utilities over and across the following described tracts, to wit:

A 30 foot tract lying Easterly of and adjacent to the following described line: Beginning at a point on the South line of the tract of land conveyed to the State of Washington, Department of Fisheries, dated June 3, 1954, and recorded June 16, 1954, at page 185, Book 38 of Deeds, Records of Skamania County, Washington, said point being 200 feet South and 850 feet East of the Northwest corner of said Section 23; thence South 45° 20' West 290 feet; thence South 38° 50' West 90 feet; thence South 09° 20' East 170 feet; thence South 2° East 225 feet; thence South 15° 40' West 270 feet; thence 05° South, East 480 feet; thence South 20° 30' West 790 feet; thence South 02° East 515 feet; thence South 05° East 1,200 feet; thence South 01° 40' West 870 feet to the end of said existing road.

A 20 foot tract lying Easterly of and adjacent to the following described line: Beginning at a point 30 feet East of the last described point on the above described line, thence West 30 feet more or less, to a point that is 100 feet East of the Easterly bank of the Washougal River at mean high water, said point being the True Point of Beginning hereof; thence Southerly, along a course parallel with and 100 feet Easterly from the Easterly bank of the Washougal River at mean high water, to an intersection with the South line of said Section 23 and the end of said line.

ALSO a non-exclusive reciprocal easement for ingress, egress and utilities over and across the Southerly 30 feet of the following described tract, to wit:

That portion of the Southeast Quarter of Section 27, Township 2, North, Range 5 East, Willamette Meridian, lying Northerly of a line 250 feet distant in a Southerly direction from the Southerly bank of the Washougal River and Southerly of the Channel of the Washougal River. EXCEPT the East 900 feet of the Southeast Quarter.

RESERVING however, unto the Grantor, his heirs and assigns a non-exclusive reciprocal easement for ingress, egress and utilities over and across the Easterly 30 feet of the following described tract, to wit:

That portion of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East, Willamette Meridian lying Westerly of a line 250 feet distant in an Easterly direction from the Easterly bank of the Washougal River at mean high water, and Easterly of the center of the channel of the Washougal River.

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