

THIS CONTRACT, Made this April 25, 19 74, between
ARTHUR B. FRANKLIN AND LUCILLE J. FRANKLIN,
 Husband and Wife,
 and FRANKLIN W. TANGEN AND BOHITA TANGEN,
 Husband and 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
 A tract of land located in Lot 12 of STEVENSON PARK ADDITION according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Wash. more particularly described as follows:

Beginning at the intersection of the westerly right of way line of Strawberry Road with the easterly right of way line of the Frank Johns Road as existing and constructed in 1964; thence north 46° 35' west following the easterly right of way line of the Frank Johns Road 134.4 feet; thence north 18° 47' west along said easterly right of way line 99.59 feet; thence North 78° 43' east 140.37 feet to intersection with the westerly right of way line of Strawberry Road; thence south 02° 07' west along said westerly right of way line 214.26 feet to the point of beginning.

No. 2875
 TRANSACTION EXCISE TAX

SEP 24 1974

Amount \$13,500.00
 recorded & indexed

for the sum of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100ths - 13,500.00
 (hereinafter called the purchase price), on account of which TWO THOUSAND AND NO/100ths - 2,000.00
 Dollars (\$ 2,000.00) 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 11,500.00 Dollars (\$ 11,500.00)) in the form of the seller in monthly payments of not less than One Hundred Thirty Nine Dollars and 53/100ths Dollars (\$ 139.53) each. Principal and Interest Only

payable on the 25 day of each month hereafter beginning with the month of April, 19 74, 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 8 per cent per annum from April 25, 1974 until paid, interest to be paid monthly and in arrears included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

The title to the land described herein shall be the sole property of the buyer and the seller shall execute all documents necessary to carry out the terms of this contract.

April 25, 1974

The buyer shall be bound to pay the purchase price and interest on the purchase price as provided herein, and shall execute all documents necessary to carry out the terms of this contract. The seller shall execute all documents necessary to carry out the terms of this contract. The buyer shall be bound to pay the purchase price and interest on the purchase price as provided herein, and shall execute all documents necessary to carry out the terms of this contract. The seller shall execute all documents necessary to carry out the terms of this contract.

11,500.00

when the contract is paid in full

IMPORTANT NOTE: It is the policy of the State of Washington to encourage the use of the uniform contract for the sale of real estate. The contract for the sale of real estate is a contract for the sale of real estate. The contract for the sale of real estate is a contract for the sale of real estate. The contract for the sale of real estate is a contract for the sale of real estate.

Mr. and Mrs. Arthur B. Franklin
 7512 Slater Avenue
 Vancouver, Washington

Mr. and Mrs. Franklin W. Tangen
 Stevenson, Washington

After recording return to:

Mr. and Mrs. Franklin W. Tangen
 Stevenson, Washington

Until a charge is requested all the statements shall be sent to the following address:

Mr. and Mrs. Franklin W. Tangen
 Stevenson, Washington

STATE OF Washington

County of Skamania

I certify that the within instrument was received for record on the 24 day of Sept, 19 74, at 2:55 o'clock PM, and recorded in book 27 on page 27 or as the book number 2724.
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. P. Dole
 Recording Officer
W. L. Kirk
 Deputy

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 ten days of the time limited therefor, or fail to keep any agreement herein contained, 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 said purchase price with the interest thereon at once due and payable and, or (3) to foreclose this contract by suit in equity, and in any of such cases all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and determine and the right of possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and vest in said seller without any act of re-entry, or any other act of said seller to be performed, fully and perfectly as if this contract and such payments had never been made and 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 on account 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 consideration for the same, and the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land above said, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or therein 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 other 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 \$ 13,500.00. (However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).)

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 sums 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 in 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 requires the transfer of property, the same 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.

Franklin W. Tangen
(Franklin W. Tangen)
Bonita Tangen
(Bonita Tangen)

Arthur B. Franklin
(Arthur B. Franklin)
Lucille J. Franklin
(Lucille J. Franklin)

NOTE—The sentence between the symbols " " if not applicable, should be deleted. See ORS 43-0301.

STATE OF OREGON, County of Multnomah

County of Multnomah

April 19 74

Personally appeared Arthur B. Franklin, who, being duly sworn, did say that the foregoing instrument was executed by him and Lucille J. Franklin, president and that the latter is secretary of said corporation.

Personally appeared the above named Franklin W. Tangen and Bonita Tangen and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

(SEAL) [Notary Public for Oregon] My commission expires 12-31-76

(SEAL) [Notary Public for Oregon] My commission expires 12-31-76

(DESCRIPTION CONTINUED)