

deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid the down payment insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

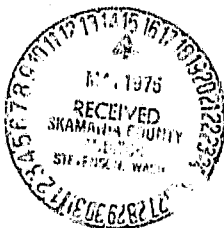
Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Lee H. Quiring (Seal)

William F. Hodges (Seal)

William F. Hodges (Seal)



3279

TRANSACTION EXCISE TAX

MAY 15 1975

Amount Paid

Skamania County Treasurer

By

STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me LEE H. QUIRING, acting on behalf of various partners doing business as COLUMBIA RIVER ESTATES, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

1st day of July, 1974.

Notary Public in and for the State of Washington,
residing at Stevenson, Washington.

1974

Transamerica Title Insurance Co

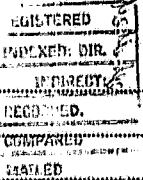
A Service of
Transamerica Corporation

Filed for Record at Request of

Name

Address

City and State



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OF	
AT	
WAS RECORDED IN	
PAGE	
RECORDS OF SKAMANIA COUNTY, WASH.	
COUNTY AUDITOR	
BY	