

**Pioneer National
Title Insurance Company**
WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 30th day of August, 1976
between JACK H. COLLINS, JR. and LUCIA B. COLLINS, husband and wife
hereinafter called the "seller," and Marion H. McGill and Pamela S. Huston, as their interests appear
hereinafter called the "purchaser."

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following
described real estate, with the appurtenances, in Blairania County, State of Washington:
See legal attached

The terms and conditions of this contract are as follows: The purchase price is
Seventeen thousand and no/100 - - - - - \$ 17,000.00) Dollars, of which
Fifteen hundred and no/100 - - - - - (\$ 1,500.00) Dollars have
been paid to the seller, receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
One hundred twenty-five Dollars - - - - - (\$ 125.00) Dollars
or more at purchaser's option, on or before the 1st day of September, 1976
and One hundred twenty-five Dollars - - - - - (\$ 125.00) Dollars
or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the outstanding balance of said purchase price
at the rate of 6 1/2 percent per annum from the 1st day of September, 1976
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at the Pioneer National Bank, Vancouver, Washington
or at such other place as the seller may direct in writing.
There is no representation, warranty or their agents as to the availability of water
of this property.
This property is now under the forest tax act, and seller agrees to pre-pay taxes
from Sept 1, 1976 with the buyer.

It is understood that seller now has a mortgage on this property, with adjoining
property in the amount of \$28,000 and which he will agree to release before final payment.

As referred to in this contract, "date of closing" shall be Sept 1, 1976

(1) The purchaser assumes and agrees to pay before closing all taxes and assessments that may be between grantor and grantee
hereafter become a lien on said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage,
contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said
real estate, the purchaser agrees to pay the same before closing.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate
insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for
the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to
the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held
to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or his assigns of either be held to
any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is
in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards or damage to or destruction of any improvements now on said real estate or hereafter placed
thereon, and of the taking of said real estate or any part thereof for public use and agrees that no such damage, destruction or taking shall
constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award
remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase
price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration
of any improvements damaged by such taking. In case of damage or destruction from a fire insured against, the proceeds of such
insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such
improvements within a reasonable time, unless the purchaser elects that said proceeds shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered, or agrees to deliver within thirty days of the date of closing, a purchaser's policy of title insurance in
standard form, or a commitment therefor, issued by Pioneer National Title Insurance Company, insuring the purchaser to the full amount of
said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no
exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Ideas or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder
is to be made subject to; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which
seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

SEAL OF THE
PIONEER NATIONAL
TITLE INSURANCE COMPANY

Beginning at the South 1/4 corner of Section 8, Township 1

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided for or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time, and the notices herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no waiver by the seller or any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

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 the address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any amount required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses incurred by the seller, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses incurred by the seller, and also the reasonable cost of searching records to determine the condition of title at the time such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

STATE OF WASHINGTON

County of _____

On this day, personally appeared before me _____

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 full name) and that he is the owner and purchaser therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 1976.

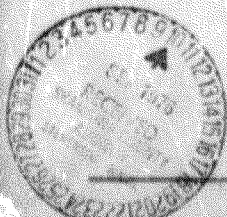
TRANSACTION EXCISE TAX

SEP 10 1976

Amount paid \$152.00

By _____
County Treasurer

82541



STATE OF WASHINGTON
COUNTY OF SPOKANE

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT IS A TRUE COPY OF THE
ORIGINAL AS FILED IN MY OFFICE.

AT _____
THIS RECORD IS IN BOOK _____
PAGE _____

RECORDS OF SPOKANE COUNTY, WASH.

Filed for Record at Request of
ATCOM COMPANY

**Pioneer National
Title Insurance Company**

WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 30th day of August, 1976

between JAMES M. COLLINS, JR. AND IRMA M. COLLINS, husband and wife

hereinafter called the "seller," and Marion H. McCall and Pamela J. Huston, as their interests appear

hereinafter called the "purchase,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in San Juan County, State of Washington
See Legal attached

The terms and conditions of this contract are as follows: The purchase price is fifteen thousand and no/100 \$15,000.00 of which five thousand and no/100 \$5,000.00 has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
one hundred twenty-five dollars \$125.00 or more at purchaser's option, on or before the 1st day of September, 1976
and one hundred twenty-five dollars \$125.00 or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the dishonored balance of said purchase price at the rate of 6 1/2 per cent per annum from the 1st day of September, 1976, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at Pioneer National Bank, Bellingham, Washington or at such other place as the seller may direct in writing.
There is no record at this time by seller or their agents as to the availability of water of said property.
The property is now under the federal tax act, and seller's deed is pro-rated taxes from 1961, 1976 with the buyer.

It is understood that seller now has a mortgage on said property, with adjoining property in the amount of \$15,000 and which he will agree to release before final payment.

As referred to in this contract, "date of closing" shall be Sept 1, 1976

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and, if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the building, now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his agents shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the agents of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all liability for damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the building of said real estate or any part thereof, or public use, and agrees that in such damage, destruction, taking or removal of any part of said real estate or any part of said real estate is taken for public use, the portion of the compensation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as if it were a portion of the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such indemnification award to the replacement or reconstruction of any improvements damaged by such taking. In case of damage or destruction of a portion of said real estate, the replacement or reconstruction of such improvements remaining after payment of the reasonable expense of procuring the same shall be provided for the replacement or reconstruction of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for other use on the purchase price herein.

(5) The seller has delivered, or agrees to deliver ~~to the purchaser~~ at closing a purchaser's warranty of this purchase in standard form, or a substitute therefor, issued by ~~the seller~~ the purchaser insuring the purchaser to the full extent of said purchase price against loss or damage by reason of a defect in seller's title to said real estate at the date of closing and continuing to exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Lien or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- Any existing contract or contract under which seller is purchasing said real estate, and any easement or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 30th day of August, 1976,
between JAMES J. COMBES, JR. and IRMA B. COMBES, husband and wife
hereinafter called the "seller," and Marion H. McCall and Pamela J. Hughton, as their interests appear
hereinafter called the "purchase."

WITNESSETH That the seller agrees to sell to the purchase and the purchase agrees to purchase from the seller the following
described real estate, with the appurtenances, in Skagitnia County, State of Washington:
See legal attached

The terms and conditions of this contract are as follows: The purchase price is
Fifteen thousand and no/100 \$ 15,000.00 Dollars, of which
Fifteen hundred and no/100 \$ 1,500.00 Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
One hundred twenty-five dollars \$ 125.00
or more at purchaser's option, on or before the 1st day of October, 1976
and one hundred twenty-five dollars \$ 125.00
or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of 8% per cent per annum from the 1st day of September, 1976, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at Pacific National Bank, 1000 1st Avenue, Seattle, Washington
or at such other place as the seller may direct in writing.

There is no representation by seller or their agents as to the availability of water
of this property.

This property is now under the forest tax act, and seller agrees to pro-rate taxes
from Sept 1, 1976 with the buyer.

It is understood that seller may have a mortgage on this property, with adjoining
property in the amount of \$40,000 and which he will agree to release before final payment.

As referred to in this contract, "date of closing" shall be Sept 1, 1976

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage,
contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments, then a lien on said
real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate
insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller, and for
the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and receipts thereof to
the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held
to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to
any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is
in writing and attached to and made a part of this contract.

(4) The purchaser assumes all liability of damage to or destruction of any improvements now on said real estate or hereafter placed
thereon, and the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall
constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the consideration award
remaining after payment of reasonable expenses of procuring the award shall be paid to the seller and applied as payment on the purchase
price herein unless the seller elects to allow the purchaser to apply any portion of such consideration award to the rebuilding or restoration
of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such
insurance, remaining after payment of the reasonable expense of procuring the award shall be devoted to the restoration or rebuilding of such
improvements without a measurable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered or agrees to deliver within six days of closing to the purchaser a purchaser's policy of title insurance in
standard form, or a current master deed, issued by Pioneer National Title Insurance Company, insuring the purchaser in the full amount of
the purchase price against loss or damage by reason of defect in seller's title to said real estate, of the date of closing and containing no
exceptions, other than the following:

- Any and all general exceptions appearing in said policy form;
- Any and all encumbrances which by the terms of this contract the purchaser is to assume, or as to which the purchase price hereunder
is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which
seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject in an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments then due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the matter above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amount so paid by the seller, together with interest at the rate of 10% per annum thereon, from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

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.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF WASHINGTON

County of Clark

On this day personally appeared before me *[Signature]* Notary Public in and for the State of Washington, to me known to be the individual as 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

No. 1221

TRANSACTION EXCISE TAX

SEP 10 1975

Amount Paid \$750.00

By *[Signature]*

32-11

STATE OF WASHINGTON
 COUNTY OF SPANIA

I HEREBY CERTIFY THAT THE FOREGOING
 INSTRUMENT OF WRITING FILED BY

OF *[Signature]*

AT *[Signature]*

HAS BEEN FILED IN THE

RECORDS OF THE COUNTY OF SPANIA

THIS 10TH DAY OF SEPTEMBER 1975

Filed for Record at Request of *[Signature]*

The terms and conditions of this contract are as follows: The purchase price is \$15,000.00

Fifteen thousand and no/100 Dollars, of which
\$15,000.00
has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
\$125.00 Dollars

one hundred twenty-five dollars
or more at purchaser's option, on or before the 1st day of October 1976
and one hundred twenty-five dollars
or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of 5% per cent per annum from the 1st day of September, 1976
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at Pacific National Bank, "Tacoma", Washington
or at such other place as the seller may direct in writing.

There is no representation by sellers or their agents as to the availability of water
of this property.

This property is now under the forest tax act, and seller agrees to generate taxes
from Sept 1, 1976 with the buyer.

It is understood that seller now has mortgage on this property, with adjoining
property in the amount of \$10,000 and which he will agree to release before final payment.

A. referred to in this contract, "date of closing" shall be Sept 1, 1976

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be levied against and become a lien on said real estate; and it is the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of all agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the business now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm to a company acceptable to the seller and for the seller's benefit, at his expense may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that such inspection of said land and improvements has been made, and that neither the seller nor his agents shall be held in any manner or agreement for the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any warranty or agreement for the condition of any improvements thereon, unless the condition or agreement relied on is contained herein or is in writing and is intended to be such a part of this contract.

(4) The purchaser agrees to assume all liability of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the land and of the estate or any improvements thereon, and agrees that no such damage, destruction or taking shall constitute a failure of, such contract. In case any part of the land and improvements are taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of appraisal shall be paid to the seller and applied as provided in the purchase price. In the event the purchaser is liable for or payment of such condemnation award to the landowner or restorer, the purchaser shall be liable for the cost of such improvements, remaining after payment of the reasonable expense of restoring the same shall be divided to the restoration or rebuilding of such improvements, which a reasonable sum, within judgment of the court, and proceeds shall be paid to the seller for application on the purchase price hereon.

(5) The seller has delivered or agrees to deliver to the purchaser a copy of the policy of the insurance in standard form, or a copy of the contract, issued by the insurance company, covering the purchase in the full amount of said purchase price against loss or damage by cause of defects in title to said real estate, and the date of closing and containing no exceptions other than a failure of title.

a. Printed name of the person appearing in said policy;

b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject to;

c. Any covenants, conditions or contracts under which seller is purchasing said real estate and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

ARTICLE II

Beginning at the South 1/4 corner of Section 8, Township 1 North, Range 2 East, Willamette Meridian, Grays Harbor County, Washington; said point being a brass monument in the right-of-way of Bell Center Road; Thence North 01° 38' 31" East

along the center of Section 8 a distance of 1399.64 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4; Thence North 88° 00' 00" East along the North line of the South 1/2 of the Southeast 1/4 of Section 8 a distance of 1673.83 feet to the true point of beginning; Thence North 02° 00' 51" East a distance of 1287.50 feet to the center of it. Pleasant Road; Thence South 76° 02' 08" East a distance of 360.12 feet along the center of it. Pleasant Road; Thence South 02° 00' 51" West a distance of 1188.31 feet to the North line of the South 1/2 of the Southeast 1/4 of Section 8; Thence South 88° 00' 00" West a distance of 55.20 feet to the point of beginning, containing 10.02 acres.

condition or agreement hereto or to make any payment required hereunder prior to the expiration of the term of the purchase money mortgage. If the purchase money mortgage is not paid by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages and the seller shall have the right to re-enter and take possession of the real estate, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

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.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

_____ day of _____, 19____

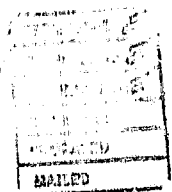
THOMAS W. WATSON, Notary Public

Notary Public in and for the State of Washington,

residing at _____



STATE OF WASHINGTON }
 COUNTY OF CLARK } ss.
 (HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED BY _____ OF _____ AT _____, 19____ WAS RECORDED IN _____ BOOK _____ PAGE _____ RECORDS OF _____ COUNTY, WASH. _____



Filed for Record at Request of
 AFRICO COMPANY
 PIONEER NATIONAL TITLE INSURANCE



The terms and conditions of this contract are as follows: The purchase price is

Fifteen thousand and no/100 ----- \$ 15,000.00) Dollars, of which
Fifteen hundred and no/100 ----- \$ 1,500.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
One hundred twenty-five Dollars (\$ 125.00) Dollars
or more at purchaser's option, on or before the 1st day of October, 1976
and one hundred twenty-five Dollars (\$ 125.00) Dollars
or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of 8 1/2 % per cent per annum from the 1st day of September, 1976, 19
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at Pacific National Bank, Astoria, Washington
or at such other place as the seller may direct in writing.

There is no representation by seller or their agents as to the availability of water
of this property.

This property is now under the forest tax act, and seller agrees to pro-rate taxes
from Sept 1, 1976 with the buyer.

It is understood that seller now has a mortgage on this property, with adjoining
property in the amount of \$18,000 and which he will agree to release before final payment.

As referred to in this contract, "Date of closing" shall be Sept 1, 1976

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage,
contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now lien on said
real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the building now and hereafter placed on said real estate
insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for
the seller's benefit, as 1/2 interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to
the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held
to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to
any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is
in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed
thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall
constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award
remaining after payment of reasonable expenses of practice the same shall be paid to the seller and applied as payment on the purchase
price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration
of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such
insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration (a rebuilding of such
improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered, or agrees to deliver without delay, to the purchaser a copy of the purchaser's policy of title insurance in
standard form or a commitment therefor, issued by a title insurance company, insuring the purchaser in the full amount of
said purchase price against loss or damage by reason of defect in seller's title to said real estate, of the date of closing and containing no
exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder
is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which
seller by this contract agrees to pay, none of which for the purpose of this paragraph, (5) shall be deemed defects in seller's title.

PARCEL 17

Beginning at the South 1/4 corner of Section 8, Township 1
North, Range 5 East, Willamette Meridian, Clatsop County,
Washington, said point being a brass monument in the right-
of-way of Bell Center Road; Thence North 02° 38' 31" East

along the center of Section 8 a distance of 1399.64 feet
to the Northwest corner of the Southwest 1/4 of the Southeast
1/4; Thence North 88° 00' 00" East along the North line of
the South 1/2 of the Southeast 1/4 of Section 8 a distance
of 1673.43 feet to the true point of beginning; Thence
North 02° 00' 51" East a distance of 1247.50 feet to the
center of Mt. Pleasant Road; Thence South 76° 03' 08" East
a distance of 360.12 feet along the center of Mt. Pleasant
Road; Thence South 02° 00' 51" West a distance of 1188.31
feet to the North line of the South 1/2 of the Southeast
1/4 of Section 8; Thence South 88° 00' 00" West a distance
of 353.20 feet to the point of beginning, containing 1.00
acres.

condition or agreement hereto or to make any payment required hereunder prior to the date of the maturity of the debt, in which case the seller may, elect to declare all the purchaser's rights hereunder terminated, and upon the date of all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to foreclosure 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.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller agrees to procure an adjudication of the termination of the grantor's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

STATE OF WASHINGTON.

County of Alameda

On this day personally appeared before me

James H. Collins Jr and Lisa H. Collins

to me known to be the individual(s) 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

NO.

TRANSACTION EXERCISE TAX

9F4 1 1020

Approved: 1/5/80

By James J. McLaughlin

Salary Public In and for the State of Washington

verdict of _____



STATE OF WASHINGTON }
COUNTY OF SPOKANE } SE
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY _____
OF _____
AT _____, ID. _____
HAS BEEN RECORDED IN BOOK _____
_____ OF THE PUBLIC
RECORDS OF _____ COUNTY, WASH.

Filed for Record at Request of

LITTEOR COMPANY

PIONEER NATIONAL
LIFE INSURANCE



The terms and conditions of this contract are as follows: The purchase price is

fifteen thousand and no/100

\$15,000.00

) Dollars, of which

fifteen hundred and no/100

\$1,500.00

) Dollars have

been paid, the receipt of which is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

\$125.00

) Dollars

one hundred twenty-five dollars

1st day of October

\$125.00

) Dollars

or more in purchaser's option, on or before the

1st

day of

\$125.00

) Dollars

and thereafter twenty-five dollars

1st

day of

\$125.00

) Dollars

or more at purchaser's option, on or before the

1st

day of

\$125.00

) Dollars

at the rate of 10% per cent per annum from the

1st

day of

\$125.00

) Dollars

which interest shall be deducted from each installment payment

1st

day of

\$125.00

) Dollars

and the balance of each payment applied in reduction of principal.

1st

day of

\$125.00

) Dollars

All payments to be made hereunder shall be made at

1st

day of

\$125.00

) Dollars

or at such other place as the seller may direct in writing.

1st

day of

\$125.00

) Dollars

There is no representation by seller or their agents as to the availability of water

1st

day of

\$125.00

) Dollars

of this property.

1st

day of

\$125.00

) Dollars

This property is now under the forest tax act, and seller agrees to pro-rate tax

1st

day of

\$125.00

) Dollars

from Sept 1, 1976 with the buyer.

1st

day of

\$125.00

) Dollars

It is understood that seller now has no charge on this property, with adjoining

1st

day of

\$125.00

) Dollars

property to the amount of \$15,000 and which he will agree to release before final payment.

1st

day of

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As referred to in this contract, "date of closing" shall be

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) Dollars

October 1, 1976

1st

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(1) The purchaser agrees and agrees to pay to the seller all taxes and assessments that may be levied on the property

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