82844 BOOK 71 PAGE 635

A-19-4

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 L. COLLINS, JR. AND LINA B. COLLINS, husband and wife

hereinafter called the "seller," and Marion H. McCall and Pamela J. 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 Skamania 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) 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 8½ 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, Washougal, 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 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 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 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 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 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 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 or 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 ~~within 15 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:

a. Printed general exceptions appearing in said policy form;
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; and
c. 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 II

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 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 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.

[illegible] (SEAL)

[illegible] (SEAL)

Marion H. [illegible] (SEAL)

[illegible] (SEAL)

STATE OF WASHINGTON,

County of [illegible]

On this day personally appeared before me [illegible]

to me known to be the individuals 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 30 day of [illegible]

[illegible]

Notary Public in and for the State of Washington,

residing at [illegible]

4215

TRANSACTION EXCISE TAX

SEP 1 1976

Amount Paid $ 157.12

Skamania County Treasurer

By [illegible]

82341

STATE OF WASHINGTON
COUNTY OF SKAMANIA } ss

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY [illegible]

OF Stevenson, Wa.

AT 11:00 A.M. 9-1 1976

WAS RECORDED IN BOOK 71

OF Deeds AT PAGE 645

RECORDS OF SKAMANIA COUNTY, WASH.

REGISTERED
INDEXED: DIR.
INDIRECT
RECORDED:
COMPARED

Filed for Record at Request of

TO

A TICOR COMPANY

82844 BOOK 71 [illegible]

Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

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

between J[illegible] COLLINS, JR. AND IRMA [illegible] COLLINS, husband and wife

hereinafter called the "seller," and Marion H. McCall and Pamela [illegible] 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 Skamania 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) Dollars, or more at purchaser's option, on or before the [illegible] day of [illegible], 1976, and One hundred twenty-five Dollars ($ 125.00) Dollars, or more at purchaser's option, on or before the [illegible] 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 [illegible] National Bank, [illegible] or at such other place as the seller may direct in writing.

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

This property is [illegible] under the forest tax act, and seller agrees to pro-rate taxes from [illegible] with the buyer.

It is understood that seller now has a mortgage on this property, with adjoining property in the amount of $10,000 [illegible] 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 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 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 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 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 or 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 within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by [illegible], 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:

a. Printed general exceptions appearing in said policy form;
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; and
c. 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 [illegible]

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 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 [illegible] 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.

______________________________ (SEAL)

______________________________ (SEAL)

Marvin H. McCloud (SEAL)

______________________________ (SEAL)

STATE OF WASHINGTON,

County of Clark } ss.

On this day personally appeared before me [illegible]

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 30 day of [illegible] 1976

No. 4213

TRANSACTION EXCISE TAX

SEP 1 0 1976

Amount Paid [illegible]

Skamania County Treasurer

By [illegible]

Notary Public in and for the State of Washington,

residing at Camas

STATE OF WASHINGTON } SS
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY [illegible]

OF [illegible]

AT [illegible] 19[illegible]

WAS RECORDED IN BOOK [illegible]

OF [illegible] AT PAGE [illegible]

RECORDS OF SKAMANIA COUNTY, WASH.

Filed for Record at Request of

O.L.

82549 BOOK 71 PAGE 685

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 D. COLLINS, JR. AND ERMA B. COLLINS, husband and wife

hereinafter called the "seller," and Marion H. McBall and Pamela S. Hupton, 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 Skamania 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) 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 8½ 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, Washougal, 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 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 $20,000 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 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 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 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 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 or 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 ~~within 15 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:

a. Printed general exceptions appearing in said policy form;
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; and
c. 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.

LEGAL

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 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 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.

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(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.

[illegible] (SEAL)

[illegible] (SEAL)

[illegible] (SEAL)

[illegible] (SEAL)

STATE OF WASHINGTON } ss.

County of Clark

On this day personally appeared before me [illegible] Collins [illegible] 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 30 day of [illegible], 1970

No. [illegible]

TRANSACTION EXCISE TAX

SEP 10 1970

Amount Paid $ [illegible]

Skamania County Treasurer

By [illegible]

[illegible]

Notary Public in and for the State of Washington,

residing at [illegible]

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY [illegible]

OF [illegible]

AT [illegible] M [illegible]

WAS RECORDED IN BOOK [illegible]

[illegible]

RECORDS OF SKAMANIA COUNTY, WASH.

Filed for Record at Request of

TO

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% 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, Washougal, 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 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 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 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 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 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 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 or 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 within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by [illegible], 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:

a. Printed general exceptions appearing in said policy form;
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; and
c. 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 II

Beginning at the South 1/4 corner of Section 8, Township 1 North, Range 5 East, Willamette Meridian, Skamania 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 1673.43 feet to the true point of beginning; Thence North 02° 00' 51" East a distance of 1287.50 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 [illegible].20 feet to the point of beginning, containing 10.02 acres.

PARCEL III

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.

.... (SEAL)

.... (SEAL)

Marvin H. McCall (SEAL)

.... (SEAL)

STATE OF WASHINGTON, } ss.
County of Clark

On this day personally appeared before me

to me known to be the individuals 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 31 day of

Notary Public in and for the State of Washington,

residing at

No. 4404

TRANSACTION EXCISE TAX

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

OF

AT 19

WAS RECORDED IN BOOK

AT PAGE

RECORDS OF SKAMANIA COUNTY, WASH

COUNTY AUDITOR

THIS SPACE RESERVED FOR RECORDER'S USE

MAILED

TO

Filed for Record at Request of

A TICOR 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 8½ 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, Washougal, 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 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 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 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 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 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 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 or 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 ~~[illegible]~~ a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by [illegible], 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:

a. Printed general exceptions appearing in said policy form;
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; and
c. 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 II

Beginning at the South 1/4 corner of Section 8, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, said point being a brass monument in the right-of-way of Bell Center Road; Thence North 01° 58' 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 1287.50 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 10.22 acres.

PARCEL III

condition or agreement hereof or to make any payment required hereunder prom[illegible] in [illegible] 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.

[illegible] (SEAL)

[illegible] (SEAL)

Marion H. [illegible] (SEAL)

[illegible] (SEAL)

STATE OF WASHINGTON,
County of [illegible] } ss.

On this day personally appeared before me James [illegible] Collins Jr. and [illegible] Collins

to me known to be the individuals 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 30 day of August, 1976.

[illegible]
Notary Public in and for the State of Washington,
residing at [illegible]

No. [illegible]
TRANSACTION EXCISE TAX
SEP 10 1976
Amount Paid [illegible]
[illegible] County Treasurer
By [illegible]

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY [illegible]
OF [illegible]
AT [illegible] 19 76
WAS RECORDED IN BOOK [illegible]
[illegible] PAGE [illegible]
RECORDS OF SKAMANIA COUNTY, WASH.
[illegible]
COUNTY AUDITOR

THIS SPACE RESERVED FOR RECORDER'S USE

INDEXED [illegible]
INDIRECT [illegible]
RECORDED
COMPARED
MAILED

Filed for Record at Request of

TO

PIONEER NATIONAL TITLE INSURANCE
A TICOR COMPANY

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

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 [illegible] 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, Washougal, 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 on 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 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 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 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 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 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 or 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 within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by [illegible], 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:

a. Printed general exceptions appearing in said policy form;

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; and

c. 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 I

Beginning at the South 1/4 corner of Section 8, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, said point being a brass monument in the right-of-way of Bell Center Road; Thence North 01° 58' 31" East

along the center of Section 8 a distance of 1329.64 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 1673.49 feet to the true point of beginning; Thence North 02° 00' 51" East a distance of 1287.50 feet to the center of Mt. Pleasant Road; Thence South 75° 00' 00" East a distance of 360.12 feet along the center of Mt. Pleasant Road; Thence South 02° 00' 51" West a distance of 118[illegible].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 10.02 acres.

(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.

.... (SEAL)

.... (SEAL)

Marvin H. McCall .... (SEAL)

.... (SEAL)

STATE OF WASHINGTON, }
} ss.
County of Clark }

On this day personally appeared before me Jack ... Collins ... Collins

to me known to be the individuals 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 30 day of August, 1976

No. 3215

TRANSACTION EXCISE TAX

SEP 1 0 1976

Amount Paid 157...

Skamania County Treasurer

By ...

Notary Public in and for the State of Washington,

residing at ...

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY ...

OF ...

AT ... 1976

WAS RECORDED IN BOOK ...

OF ... AT PAGE ...

RECORDS OF SKAMANIA COUNTY, WASH

COUNTY AUDITOR

THIS SPACE RESERVED FOR RECORDER'S USE

REGISTERED

INDEXED: DIR.

INDIRECT:

RECORDED:

COMPARED

MAILED

Filed for Record at Request of

TO

PIONEER NATIONAL TITLE INSURANCE

A TICOR COMPANY