REAL ESTATE CONTRACT

5*(-100*22

THIS CONTRACT, made and entered bate this 29th November.

. C. D. DONBING & FRANCIS J. DORBING, husband & wife

featur called the "olden" and GORION R. BREAKEY & ELIZABETH A. BREAKEY, humband & wife

releasing called the "rent baset,"

WIINESSETH. That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following County, State of Washington: SKAMANI A cribed real estate, with the apportrosauces, in



The terms and conditions of this contract are as follows: The purchase point is Time handred follows and po/100-----) Dollars bave Five toousend and on/Mo----been paid, the receipt whereof is hereby acknowledged, and the history of said positions prive edall to paid as follows: Two burders sixty and to 71% -----4.00.00 1 Dollars. , 10 % or more at purchaser's option, on or before the and Two hundred pixty and at/100% or more at purchaser's option, on or before the Dollars. of make to provide calendar recents until the balance of said purchase price shall have been fully paid. The purchaser of the agrees to bey intermed in the dissimilating balance of help purchase price at the rate of 20 per cent per annum from the 2500 offer of November . 1976. at the ease of CDS per true per per commence and the impance of each payment applied in reduction of principal Military transport to be made hereund, shall be made at the included interaction of principal Military and 11210 Mark 11 of principal h diese derional Berk 11110 K. Francischer, Sephington 53551 or at such other place as the seller may direct in writing

All bulence remains a seals become due o 4362

17,2292

Facional States Company

Licensia Pita, 1776 As referently in this confiner, date of closing what is in-

(1) The months accounts and agreed to pay before disriptions all tax and assessments that may as between granter and greater hereafter become a first ob said real column and if by the loops of this columns to the purchaser has assumed payment of any mortgage, contract or other content agrees to pay the same payment of any mortgage, contract or other content agrees to pay the same before definition.

(2) The surchaser agrees, until the parchaser yellow is fully paid, to keep the buildings now and hereafter placed on mid-real estate instructed to the artial cash, while thereof agrees, and to pay all premitions therefor and to deliver all policies and renowals thereof to

the sellers, length, as his insurest may appear, and to pay an permission increase and to control as points and renewant more sellers.

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

in writing and attached to and vande a part of this contract.

(a) The purchaser assumes all because of descape to or destruction of any insperement, now we tail real estate or hereafter placed thermon, and of the taking of said real estate or any part thermi for profits use; and a green 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 parties of the condomnation award remaining after payment of reasons also expresses of precuring the same shall be paid to the saider and applied as payment of reasons also expresses on parties of such condomnation award to the relations of any improvements damaged by such taking, in cose of camage or destruction from a pertil interest against, the proceeds of such insurance corrections after payment of the reasonable expresses of proteining the same shall be devoted to the solid controlling of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the salier for application on the particles of the horizon.

(3) The salier has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser pelop of this hashander form, or a commitment themselve, insured to receiving, a purchaser to the fall amount of said, parties or exceptions where the fall amount of said, parties are also their than the following.

A Privated general exceptions appearing in said policy forms.

Praint general swappions appearing in said policy form;
 Lieu or encumbrances which by the terras of this contract the purchaser is to assume, or as to which the conveyance horsunder is to made subject; and

Any adding contract or contracts under which seller is purchasing said yeal estate, and any universe or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (3) shall be decaded defects in adder's title.

beginding at the Southwest corner of the hast Mart of the Northeast Cuarter (1) NE() of Section 30. Township 8 Forth, Sange S E. E. M.; themse north of ' 43' 48" East stong the Vent line of said 2) NE(1237.00 feet; thence South SS" 13' 57" East paral East Root paration 5.9 to face locath line of the North Rolf of the Northeast quarter of the Sortheast Courter (m) MER SER) of Section 20, 590. To feet to the center of a private rota more perticusarry Generated on there plant approval recurrent at payon 43 to 433 of thek t of Shore

(6) If seller's title to said real entate is subject to an emisting contract or contracts cader which seller is purchase or any contracte or other obligation, which seller is to pay, seller agrees to make such procedure in accordance with the ipport detail, the procedure shall have the right to make any payments necessary to remove for default, and any pays to applied to the nayments next falling due the entire moder this contract. (7) The solve agrees, upon receiving full payment of the purchase price and interest in the scarner above specified, to execute and deliver to purchaser a statutory warranty deed to said rest estate, sacepting any part thereof hereafter takes for public use, free of encurstrances except any that may attach after date of closing through any person other than the seller, and subject to the following: No exceptions,

(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 bereunder. The purchaser coverants to keep the buildings and other improvements on said real state in good repair and not to seemit waste and not to use, or permit the use of, the real estate for any lingual purpose. The purchaser coverants to each retain in or construction charges for water, newer, electricity, garbaire or other utility services furnished to said real estate after the date purchaser is entitled to possession.

services furnished to said real escale after the date purchaser is entitled to possession.

(2) In case the purchaser fails to make any perment berim provided as to maintain incurance, as herein are overely the selection and an advanced to the purchaser fails to make any perment berim provided as to maintain incurance, as herein are overely the selection of the selection and an advanced to effect such incurance, and any amounts as paid by the select, together with interest as the rate of perment until repeat, shall be repayable by parthaser on select, demand, all without provides a section of the right three perments between the parthaser of selection and the purchaser shall fail to consider the right the selection of agreement hereof or to make any payment required becomes provided to the selection of agreement hereof or to make any payment required becomes provided as all imprecisions of the purchaser's rights becomes the real state shall be included to the selection of the make any payment required to the selection of the real state of the purchaser's rights becomes the real state of the provided to the selection of the real state of the payment of the selection of the real state and the included to the selection of the real state of the real state

If the selber shall bring soil to procure an adjudication of the communitary of the precision to the process of the communitary of the process of the communitary of the process of the communitary of the process of the control of the communitary of the process of the control o

IN WITNESS WHEREON the parties herets have enough this and energy to be the date and written always

The second second second second	8881
	Sha.
Contract Country	(BRAS)
and the second	I SEAT

STATE OF WASHINGTON

County of areas.

On this day of

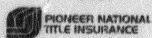
and the technically appeared to the known to be the including the third in and who executed self and also as Attorney in this for the design of the self-dimed and scaled the same as the and voluntary act and deed for the foregoing to the for are the knowledged that the signed and scaled the same as self and also as the p fixe and voluntary act and deed an Attorney in Fact for said principal for the uses and purpose thereis resultance, and on eath states that he Power of attorney authorizing the execution of this instrument has not been resolved and that the said principal is now living and a not insone

Given under my hand and official seal the may and year has above written

Form No. Works

Stay Tuesday Helle Control of Washington. residing at the accountry. Sand inches i

88237



A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

District Total LL 12212 A. S. 7000 Ct.

TATAL AND THE STATE OF THE STATE OF
I HEREBY CERTIFY THAT THE WITH-
ustainent ce vuiting vacon. Llea le Palle le
& alterinary with the
es de <u>Alban Van 2002, es 26.</u> Par microsco es esca <u>V</u>
* Acceptance of the US
Leftel COUNTY AUGITER

STREET S INDEXED: DIR. microscy. MOLOFDED COMPARED

The terms and o additions of this cost, act are as follows: The purchase prior is Thirty two thousand five hundred (\$ 25 655,000) Dollars, of which 1,000 and no/100-1 Dollars bave Five thousand and no/100----been paid, the monite whereof is berely acknowledged, and the balance of cald purchase price shall be paid as follows ------ (\$210,00 Two hundred sixty - no no/100---dry of December . 19 76 . or more at purchaser's option, on or before the 25 (\$ \(\frac{1}{1}\)\(\frac{1}\) and Two hundred mixty and no/100----or more at purchasor's option, on or before the 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 \$16 per cent per annum from the 25th day of flowerisher 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 shell be made at Northwest Essional Bank 11110 N. E. 4th Flain Rd. or at such other place as the seller may direct in writing. Vancouver, banding ton 95062

All belances remaining shall become one and payable on 4362 Forember 75, 1973.

TRANSPORT OF CHARLES FCV_0 0 1976

As referred to in this contract, "date of county" shall be a made on the property of the property of

(1) The procharer sommer and agrees to pur only definingness of cases and assessments that may us to over all other and granter became a firm in said real entired agreed if or its contract the contract the contract the contract of any mortgage, contract in other encountration, or has contract down after the agreed of particles and to agreed it purchases some in particle same brings endominated.

(1) The purchases agrees in particle same brings endominated to agreed to the action of contract the contract of the said real estate increased to the action or contract to advance of the said agreed on the said real estate increased to the action or contract to advance of the said agreed on the s

(3) The part of the first had been a precious of and the received to the section and the section and the section of the section and the section of the secti

in writing and attached to and made a past of the process.

At The purchases assessment and hashing of dominant to the fact of the purchases and hashing of dominant to the fact of the facting of contrast of the facting of contrast of the fact of the facting of contrast of the fact of the facting of contrast of the fact of the fa

a. Prosted a firest existence has appearing a said policy forms.

a. Prosted
b. Liens as a miles are which by the terms of this contract the purchase is to assume or as a which the conveyance hereunder is to be made white?
b. Any existing to made or made which selfer purchasing as real estate, an asy reference or other chilipation, which seller by this contract agrees or pay, none of white for the purposal of this paragraph it shall be seemed defects in seller's title.

Seging the Los Southwest corner of the East Mil of the Northeast Quarter (12 NE2) of Section 70, rowsenty 2 North, unite 5 E. w. M.; thence north ut⁰ 22 48 East along the Sest line of said E; Ne2, 127,00 Feet; thence South 88 12 57 East parallel to the South line of the North Half of the Northeast Quarter of the Northeast Charter (N2 NE2 NE2) of Section 20, 590.71 feet to the center of a private rescause perticusarry describes on short plat approved recovered at pages 43 to 43d of Bork 1 of short Platw under Auditor's Filo No. 82512, Records of Skamania County, Machie ton: thence Southerly along the centerline of said road easement to the South line of said %2} of Section 20; thence North 88° 35' 38" west along said South line 232.84 leet; to the top edge of a certain bluff line, thence South 30° 25' 02" West along the top edge of said bluff line 67.26 feet; thence along said bluff line south 3° 11' 20" East 128.94 feet; thence continuing along said bluff line South 40° 04' East 128,94 feet; therre continuing along said bidff line South 46° 47" West 447.28 feet; theree continuing along said bruff line South 220 00' 12" West 80.00 feet; thence continuing along said; f line Nonth 40 o 24 o 13 o West 206.05 feet, more or less, to a point on the Ni o line of that certain tract of land conveyed to Albert L. Floyd and Neva H. F. A by instrument recorded November 27, 1972 in book of of Deeds at page 770 under Liter's File No. 75554; thence North 84° 47' 17" West clong the North live of . d Ployd Tract to the center of North 840 the North Fork of the Washoughl diver; thence Eartherly along the center of said river to the North line of the A wineast Courter of said Section 20; thence South 42' 17" East along the North Line of said Southeast Quarter 500 feet, more or loss, to the point of begin his

ments on said real estate in good repair and not to purpose. The purchaser envenants to pay all service, ins	italiation or construction marges to a crisen	weigners ammage or other utility
services furnished to said real estate after the date pure (9) In case the purchaser fails to make any paymu- sich payment or effect such losurance, and any amound from date of payment until repaid, shall be repayable	ent herein provided a to maintain insurance, as	the rate of 10% per annum thereon
might have by reason of outh default. (iii) Time is of the essence of this contract, and condition or agreement beyond or to make any paymen seller may elect to declari all the purchaser's rights is beremeder and all improvements placed upon the rea have right to re-enter and take possession of the real c		
be construed as a waiver of any subsequent default. Service upon purchaser of all demands, notices or me by United States Mail, postage pre-paid, return (11) Upon seller's election to bring suit to enfor hereunder, the purchasty agrees to pay a reasonable at sums shall be included in any judgment or deeree enfor	ree any covenant of this contract, including a im as attorney's fees and all costs and expense	wit to enlies and navestal regulated
If the seller shall hing suit to procure an adjud entered, the purchaser agrees to pay a reasonable sum the reasonable cost of severaling records to determin- included in any judgment, or decree entered in such sul-	ication of the termination of the purchaser's a as attorney's fees and all costs and expenses a the condition of title at the date such ant	e connection with such suit, and also
IN WITNESS WHEREOF, the parties hereto ha		written alibbe
, , , , , , , , , , , , , , , , , , , ,	(C) Dulthan	(BAAT)
	rightin B Much	(SEAL)
	Eughbert 11 Bracket	(SEAL)
- ·		
\		
STATE OF WASHINGTON,	AT. 6	*
County of Clark		
GLACK	\cdots	
On this 2% day of Fov Phillip J. it refer the foregoing instrument for him self and a	to me known to be the individual	
and acknowledged that he signed and sealed the	ne same as this free and voluntar,	y act and deed for
self and also as their free and voluntary purposes therein mentioned, and on oach stated that the said principal		
Given under my hand and official scal the	day and year last above written.	
	i de la companya de l	Marking
Acknowled-ment Modyoual and as atterney in fact	Notary Public in and residing at the course	for the State of Washington,
Form No. W-13.1		
		to the state of th
Oncole		
83237	*HABIENCE BEZZELL TORVER OZOLN Z NZT	
PIONEER NATIONAL	I HEREBY CERTIFY THAT THE WITH	,
TITLE INSURANCE	HETRUMENT OF WHITING, FILED BY	1
ATICOR COMPANY	Marta Little Co.	.
Filed for Record at Request of	of there seem all is	····
	NT 2: 301 H. DOGO 02 1076	<u>.</u>
AFTER RECORDING MAIL TO:	VAS REZORDED IN LEGON ZZ	Seas and Season of Marie Season of S
	DE ALCONE AT PAGE 483	midered: oir.
HUBLISKY REALTY	PECOTOE OF EXAMANIA COLINTY, WAS	
12312 N. E. 76th St.	- Forese	RECORDED
Vancouver, Washington 98662	COUNTY AUDITOR	COMPARED
Williams A. Water Take Toll Scook	COUNTY AUDITOR	MAILEN