REAL ESTATE CONTRACT

H. ROBERT COLE & HELEN R. COLE, husband and wife, & ARTHUR C. BEAGLE DOLORES V BRAGLE, husband and wife, hereinafter called the "seller" and & DOLORES Y. BEAGLE, husband and wife, CLAUDE L. FELTS and RLENE H. FELTS, husband and wife. hereinafter called the "purchaser,"

WITNESSETH: The seller ag s to sell to the purchaser, and the purchaser agrees to purchase of the

eller the following described real estate with the apportenances, actuate in Skamania Washington: County,

> Lot 10, Marble Mountain Retreat, recorded in Book S, page 5, records of Skamania County Pashington.

Subject to essements and restrictions of racori.

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Free of incomprisees, except. None

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by Links while John Chief

on the following terms and conditions the purchase price Jisani sur No/101 -- (\$ 5,000,00) dollars of which Five Hundred and No/17 has been paid, the receipt whereof is hereby a summindered and the purchaser agrees to pay the balance of said

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The purchaser may enter into postsmon on date of closing.

The property has been carefully inspected by the purchaser, and no agreements or representations per-taining thereto, or to this transactor, have been made, save such as are stated herein.

The purchaser agrees to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and gracitee, hereafter become a lien on the premises; not to permit waste and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per amount until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all money received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

If seller's title to said real estate is subject to an existing con ract or contracts under which seller is surprising 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 failing due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements berein, to execute and

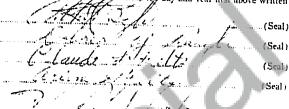
deliver to the purchaser a Statutory Warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller,

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

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

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

In Witness II hercof the parties have signed and sealed this contract the day and year first above written





STATE OF WASHINGTON, County of ____CLARK

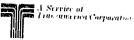
I, the undersigned a notary public in and for the state of Washington, hereby certify that on this day

of Research R. COLE, & Ale HUR C. BEAGLE, for himself and OULONES Y. BEAGLE,

type femora to be the individual. St described in and who executed the foregoing instrument, and acknowledged that tiley signed and socied the same as their free and voluntary act and deed, for the uses and purposes therein mentioned Given under my hand and official seal the day and year last above written,

> Notary Public in and for the state of Washington, residing at Datile Ground, ther in.

Transamerica Title Insurance Co





Filed for Record at Request of RICHARD N. JOHNSON 10411 N.E. Fourth Plain Rd. Vanconver, 15.9, 58025. (206) 892-6680 City and Sinte....

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COUNTY AUDITOR	