

THIS CONTRACT, Made the 28th day of July, 1977, between
 Willamette Land, Inc.

of the County of Linn and State of Oregon hereinafter called
 the first party, and Lynn E. Bauman and Patsy L. Bauman

of Multnomah and State of Oregon hereinafter called the second party,

WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made
 as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the follow-
 ing described real estate, situate in the County of Skamania, State of Washington to-wit:

South 20 Acres of the S. E. Quarter - Section 29 T.3N., R5E

which lies East of Skamania Mine Road

Reserve right-a-way through N.E. portion of the above described
 property for road use of the owners to the North.

BUYER TO HAVE RIGHT OF WAY THROUGH SOUTHWEST PORTION OF PROPERTY TO THE NORTH OF
 THE PROPERTY CONVEYED, FOR ROAD PURPOSES.

THIS CONTRACT CANNOT BE PAID OFF PRIOR TO JANUARY 10, 1980.

SELLER RESERVES 50% OF THE MINERAL RIGHTS, BUT AGREES TO OBTAIN BUYERS CONSENT BEFORE
 DOING ANY MINING THAT CAUSES DESTRUCTION TO SURFACE OF PURCHASER'S PROPERTY.

FREE OF INCUMBRANCES EXCEPT
 MINERAL RIGHTS AND EASEMENTS OF RECORD.

TRANSACTION EXCISE TAX

JUL 28 1977

Amount Paid \$110.00

for the sum of Eleven thousand and no/100----- Dollars (\$11,000.00)
 on account of which Eight hundred fifty and no/100----- Dollars (\$850.00)
 is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the re-
 mainder to be paid to the order of the first party with interest at the rate of 9 per cent per annum from
 July 28th, 1977, on the dates and in amounts as follows:

September 1, 1977 at least \$100.00, October 1, 1977 at least 100.00
 and on the first day of each month thereafter until paid in full

The buyer (also called second party) warrants to and covenants with the seller that the real property described in this contract is:

(A) primarily for buyer's personal, family, household or agricultural purposes;

(B) for an occupation or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

Therefore, for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration
 of the premises hereby agrees to pay all taxes hereafter levied and all public and municipal taxes and assessments hereafter lawfully imposed upon
 said premises, all promptly and before the same or any part thereof become due and payable, and to keep all buildings now or hereafter erected on
 said premises insured in favor of the first party against loss or damage by fire (with extended coverage) in an amount not less than \$

in a company or companies satisfactory to first party, and will have all policies of insurance on said premises made payable to the first party as first
 party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured. All improvements placed
 thereon shall remain and shall not be removed before final payment be made for and above described premises.

In case the second party or those claiming under him, shall pay the several sums of money aforesaid, partially and at the times here spe-
 cified, and shall strictly and lawfully perform all and singular the agreements and stipulations aforesaid, according to the true intent and force thereof,
 then the first party shall deliver unto the order of the second party, upon the surrender of this agreement, a title insurance policy in favor of the
 second party or its assigns, and a good and sufficient deed of conveyance conveying said premises in fee simple, free and clear of all mortgages, ex-
 ceptions, however, the above mentioned taxes and assessments.

and all liens and encumbrances created by the second party, or second party's assigns.

But in case the second party shall fail to make the payments aforesaid, or any of them, partially and upon the strict terms and at the
 times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared
 to be of the essence of this agreement, then the first party shall have the following rights: (1) to declare this contract null and void; (2) to declare
 the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable and/or (3) to foreclose this contract by
 suit in equity, and in any of such cases, all the right and interest hereby created or then existing in favor of the second party derived under this
 agreement, shall utterly cease and determine, and the premises aforesaid shall revert and revert in the first party without any obligation of inden-
 ture or act of conveyance or without any other act by first party to be performed and without any right of the second party of reclamation or com-
 pensation for money paid or for improvements made as absolutely fully and perfectly as if this agreement had never been made.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,000.00. However, the actual consideration
 consists of or includes other property or value given or promised which is the whole.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such
 sum as the trial court may adjudge reasonable as attorney's fees to be allowed plaintiff in such suit or action and if an appeal is taken from any
 judgment or decree of such trial court, the buyer further promises to pay such sum as the appellate court shall adjudge reasonable as plaintiff's at-
 torney's fees on such appeal.

The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof
 shall in no way affect first party's right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision
 hereof be held to be a waiver of any succeeding breach thereof or be a waiver of the provision itself.

In construing this contract, it is understood that the first party or the second party may make such one or more amendments, that if the contract
 requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all
 grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the un-
 dersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto
 by its officers duly authorized thereunto by order of its board of directors.

Willamette Land, Inc.

BY

IMPORTANT NOTICE: Deeds, by filing only, without photo and whatever warranty (A) or (B) is not applicable.
 If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Trust-In-Lending Act and
 Regulation 2, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose,
 use Standard Form No. 1202 or similar, and the contract will become a first lien in finance the purchase of a
 dwelling in which event use Standard Form No. 1202 or similar.

NOTE: The sentence between the sym-
 bols (A) and (B), if not applicable, should be
 deleted. See Oregon Revised Statutes,
 Section 93.030. (Notarial acknowledgment
 on reverse).

If a change is requested, all
 tax statements shall be sent to
 the following name and address

