



85001

REAL ESTATE CONTRACT
(FORM A 1964)

BOOK 73 PAGE 578

3-7-25-3200

THIS CONTRACT, made and entered into this 24 day of September, 1977
between JOHN N. SKIMAS and JOANNE M. SKIMAS, husband and wife,
hereinafter called the "seller," and MICHAEL LYNN MILLER and DAWN A. MILLER, husband and wife
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:

The South half of the Southeast quarter of the Northeast quarter
of the Southeast quarter of Section 26, Township 3 North, Range
7 East of the Willamette Meridian; and the South half of the South half
of the Northwest quarter of the Northwest quarter of the Southwest quarter
of Section 25, Township 3 North, Range 7 East of the Willamette
Meridian, lying westerly of County Road No. 2028 designated as
Loop Road.
Subject to: Easements of record
Exact Acreage, actual boundaries or the availability of water and
utilities has not been represented. Percolation not guaranteed.

The terms and conditions of this contract are as follows: The purchase price is Sixteen thousand five hundred

Fifteen hundred (\$16,500.00) Dollars, of which
(\$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 fifty (\$150.00) Dollars,
or more at purchaser's option, on or before the 1st day of October NOVEMBER 27th 1977
and One hundred fifty (\$150.00) 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 1/4 per cent per annum from the 1st day of October 1977
wherein interest shall be deducted from each payment paid and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at 502 Matilla Way, Vancouver, Washington 98661
or at such other place as the seller may direct in writing.

Property may not be used for storage of inoperable vehicles or other
materials or objects without the written consent of Sellers.

5160

TRANSACTION EXCISE TAX

165.00

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

October 1, 1977

(1) The purchaser assumes and agrees to pay before closing, and to pay, all taxes and assessments that may be levied against or assessed against the real estate hereunder between the date of closing and the date of this contract. The purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to pay, 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 real property and hereafter placed on said real estate insured to the actual cash value thereof against fire, or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as to interest only, 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 any additions, 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, damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the facing of said real estate or any part thereof for public use, and agrees that no such damage, destruction or taking shall constitute a force of condemnation. 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 or destroyed in case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the residue or 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 agrees to pay for or to cause to be paid for, the purchase price of title insurance in standard form, or a combination thereof, issued by SAFECO Title Insurance Company, including the purchase of the full amount of said purchase price and a title or damage by reason of defect in seller's title in said real estate as of the date of closing and containing no exceptions other than the following:

- Present general exceptions appearing in said policy form.
 - Known circumstances 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 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 a defect in seller's title.
- (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:

Encumbrances of record

(8) Unless a different date is provided 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.

No timber or trees may be removed without written consent of seller.

(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, shall be repaid by the purchaser until repaid, shall be repayable by purchaser on seller's demand, and without prejudice to any other right the seller might have by reason of such default.

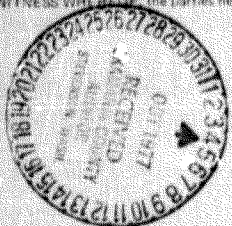
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's 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 to the address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant in 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 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, this agreement 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 the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which costs shall be included in any judgment or decree entered in such suit.

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



John H. Skimas

(SEAL)

John M. Skimas

(SEAL)

Michael L. Miller

(SEAL)

Deanna M. Skimas

(SEAL)

STATE OF WASHINGTON

County of **Clark**

On this day personally appeared before me **John H. Skimas and Deanna M. Skimas, husband and wife** to me known to be the individual described in and who executed the above 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 **8th** day of **September, 1977**

Deanna J. Skimas
Notary Public for the State of Washington
Residing at **Garner, Vancouver**

85001



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME
ADDRESS
CITY AND STATE

REGISTERED	☒
INDEXED: DIR.	☒
INDEXED: F	☒
RECORDED	☒
COMPARED	☒
MAILED	☒

THIS SPACE RESERVED FOR RECORDER'S USE

COUNTY OF WASHINGTON	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING FILED BY	
<i>Shaw Co. Title Co.</i>	
OF <i>Stinson, Wa.</i>	
AT <i>1:40 p.m.</i> <i>10-4</i> <i>1977</i>	
WAS RECORDED IN BOOK <i>73</i>	
OF <i>Need</i> AT PAGE <i>577</i>	
RECORDS OF WASHINGTON COUNTY, WASH.	
<i>J.P. [Signature]</i>	
[Signature]	



85001

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 73 PAGE 578

3-7-75 - 5200

THIS CONTRACT, made and entered into this 24 day of September, 1977
between JOHN N. SKIMAS and JOANNE M. SKIMAS, husband and wife,
hereinafter called the "seller," and MICHAEL LYNN MILLER and DAWN A. MILLER, husband and wife
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:

The South half or the Southeast quarter of the Northeast quarter
of the Southeast quarter of Section 24, Township 3 North, Range
7 East of the Willamette Meridian; and the South half of the South half
of the Northwest quarter of the Southwest quarter of the Northwest quarter
of Section 25, Township 3 North, Range 7 East of the Willamette
Meridian, lying westerly of County Road No. 1028 designated as
Loro Road.
Subject to: Easements of record
Exact Acreage, actual boundaries or the availability of water and
utilities has not been represented. Percolation not guaranteed.

The terms and conditions of this contract are as follows: The purchase price is Sixteen thousand five hundred

\$16,500.00 Dollars, of which:

Fifteen hundred Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

One hundred fifty Dollars, on or at purchaser's option, on or before the 1st day of October 1977

and One hundred fifty Dollars, on or 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. If purchaser further agrees to pay interest on the diminishing balance of said purchase price at the

rate of 8 1/2 per centum, from the 1st day of October, 1977

All payments to be made hereunder shall be made at 508 Whittall Way, Vancouver, Washington 98661 or at such other place as the seller may direct in writing.

Property may not be used for storage of inoperable vehicles or other materials or objects without the written consent of Sellers.

5160

SECTION EXLISE TAX

ACT 4-1977
Amount Paid 165.00

As referred to in this contract, the following shall be:

October 1, 1977

Skamania County, Washington
By Ramon S. Lopez, Jr.

(1) The purchaser assumes and agrees to pay before maturity all taxes and assessments that may as hereinafter granted and granted 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 purchase money 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 maturity.

(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 fire and windstorm in a company acceptable to the seller and for the seller's benefit, at 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 improvement of said real estate has been made and that neither the seller nor his assigns shall be held to a covenant or agree for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached as a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of, or improvements now on said real estate or hereafter placed thereon, and of the sinking of said real estate or any part thereof for public use, and agrees that no such damage, destruction or sinking shall constitute a breach 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 securing the same shall be paid to the seller and applied as payment on the purchase price to the extent the seller elects to allow the purchaser to apply to 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 unloading the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless the purchaser elects that such proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller, as a condition to the sale, warrants that the purchaser's policy of title insurance in standard form, or a commitment therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in and/or title to said real estate as of the date of closing and containing no exceptions other than the following:

- Partial 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 claim, in which the seller is purchasing said real estate and is mortgaged or other obligation, when seller by the 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 to an existing contract or contracts under which seller is purchasing said real estate, or an 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 the 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:

Agreements of record

(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 system, installer or construction charges for water, sewer, electric, gas, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession. **No timber or trees may be removed without written consent of seller.**

(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.

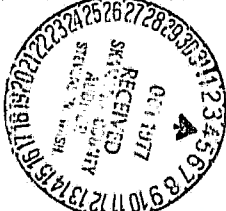
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's 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 to 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.



John N. Skimas

(SEAL)

Joanne M. Skimas

(SEAL)

Michael L. Miller

(SEAL)

Deanne A. Miller

(SEAL)

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me **John N. Skimas and Joanne M. Skimas, husband and wife**

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 8th day of September, 1977

Elena J. Handley
Notary Public in and for the State of Washington
My Comm. Expires 12-31-78

Carol Vauclaver

85001



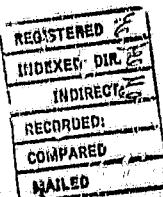
SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE



THIS SPACE RESERVED FOR RECORDER'S USE

COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
<i>Shirley L. Little Co.</i>	
OF <i>Skidmore</i>	
AT <u>4:40</u> P. M.	ON <u>10-4</u> 1977
WAS RECORDED IN BOOK <u>7-5</u>	OF <u>100</u> PAGE <u>578</u>
RECORDS OF SKAMANIA COUNTY, WASH.	
<i>Shirley L. Little</i>	
NOTARY PUBLIC	



B5001

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 73 PAGE 578

3-7-25-3230

THIS CONTRACT, made and entered into this 24 day of September, 1977
between JOHN N. SKIMAS and JOANNE M. SKIMAS, husband and wife,
hereinafter called the "seller," and MICHAEL LYNN MILLER and DAWN A. MILLER husband and wife
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

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of the Southeast quarter of Section 26, Township 3 North, Range
7 East of the Willamette Meridian; and the South half of the South half
of the Northwest quarter of the Southwest quarter
of Section 25, Township 3 North, Range 7 East of the Willamette
Meridian, lying westerly of County Road No. 2028 designated as
Loop Road.

Subject to: Easements of record
Exact Acreage, actual boundaries or the availability of water and
utilitie has not been represented. Percolation not guaranteed.

The terms and conditions of this contract are as follows. The purchase price is Sixteen thousand five hundred

(\$16,500.00) Dollars, of which

Fifteen hundred

is \$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 fifty

(\$150.00) Dollars,

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

1st day of ~~October~~ NOVEMBER 7th, 1977

and One hundred fifty

(\$150.00) 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 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 October, 1977
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 502 Umatilla Way, Vancouver, Washington 98661
or at such other place as the seller may direct in writing.

Property may not be used for storage of inoperable vehicles or other
materials or objects without the written consent of Sellers.

No. 5160
TRANSMISSION ENCASE TAX
OCT 4 - 1977
Amount Paid 165.00

As referred to in this contract "date of closing" shall be October 1, 1977

(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 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, at 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 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 this seller and applied as payment on the purchase price hereof. If 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 reconstruction or rebuilding of such improvements within a reasonable
time, unless purchaser elects not said proceeds shall be paid to the seller for application on the purchase price hereon.

(5) The seller hereby agrees to procure and maintain for the purchaser a purchaser's policy of title insurance in standard
form, or a commitment in lieu thereof, issued by SAFFCO 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;
- 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 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 is 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 to the seller under this contract.

purchase 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. No timber or trees may be removed without written consent

(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 obtain 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 of 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 to 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.

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.

STATE OF WASHINGTON,

County of **Clark**

On this day personally appeared before me **John N. Skimas and JoAnne M. Skimas, husband and wife**
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 seal this 8th day of September, 1977

Notary Public in and for the State of Washington
residing at **Garrett Vancouver**

resulting at ~~James~~ Vancouver

85001

THIS SPACE RESERVED FOR RECORDER'S USE

COUNTY OF SKAGANIA

I HEREBY CERTIFY THAT THE WITNESSES
INSTRUMENT OF WRITING, FILED BY _____

Sho Co Little Co
OF Stinsons The

AT 1:40 A. 10-4 1977
WAS RECORDED IN BOOK 75

OF 1000 AT PAGE 578
RECORDS OF SKAMANIA COUNTY, WASH.

H. P. Lord
TREASURER

SAFECO TITLE INSURANCE COMPANY

**SAFECO**

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE:

REGISTERED *6*
INDEXED: DIR. *6*
INDIRECT *6*
RECORDED:
COMPARSED
MAILED