

(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 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:

NONE

(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 as 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 connection charges for water, sewer, electricity, telephone 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 12% 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 above required, the seller may elect to declare all the purchaser's rights hereunder terminated and upon his doing so, all payment made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller, excepted therefrom, 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 foreclosure and termination of purchaser's rights, may be made by United States Mail postage pre paid, return receipt requested, directed to the last address known to the seller.

(11) Upon seller's election to bring suit to enjoin 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 entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which shall be the reasonable cost of searching records to determine the condition of title at the date of suit, plus expenses, which same shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day of September, 1977.

STATE OF WASHINGTON,

County of Clark

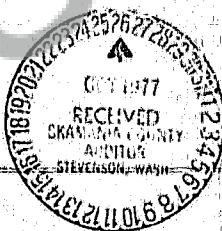
On this day personally appeared before me H. ROBERT COLE, HELEN R. COLE, ARTHUR C. BEAGLE,
and ARTHUR C. BEAGLE as attorney in fact for DOLORES Y. BEAGLE
(to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that
they signed the same as their
themselves).

GIVEN under my hand and official seal this

10th day of September, 1977

Notary Public in and for the State of Washington,

residing at Battle Ground



**PIONEER NATIONAL
TITLE INSURANCE**

ATCOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

STATE OF WASHINGTON COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE CITATION INSTRUMENT OF WRITING, FILED BY <i>H. Robert Cole, Attorney in fact</i> RECEIVED IN THE OFFICE OF THE SKAMANIA COUNTY AUDITOR AT THE DATE AND TIME OF RECORDING IN BOOK 73 OF RECORDS AT PAGE 22 RECORDS OF SKAMANIA COUNTY, WASHINGTON
RECORDED COMPAWNED MAILED

REGISTERED
INDEXED DIR.
INTERCITED
RECORDED
COMPARED
MAILED