

REAL ESTATE CONTRACT

695-4493

SK-10519

30 7/8

THIS CONTRACT, made and entered into this 26th day of October, 1977

DON A. ANDERSON and JOANNE I. ANDERSON, husband and wife AND
DAN BUNN, INC., a Washington corporation,

hereinafter called the "seller," and DARRELL F. JOHNSON and MERIE E. JOHNSON,
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:

AS DESCRIBED IN LEGAL ATTACHED HERETO

SUBJECT TO: Trust Agreement recorded under Auditor's File No. 67998,
Book 56, page 472; Contract of Sale recorded under Auditor's File No.
75126; Reserving unto the seller a strip of land 30 feet on each side
of the centerline described as the North-South centerline of the South-
west quarter of the Northeast quarter and the Northwest quarter of the
Southeast quarter; An easement 30 feet on each side of the centerline
described as the North-South centerline of the Northwest quarter of the
Northeast quarter, Sec. 30, Township 2 North, Range 5 E.W.M. The easement
shall be for purposes of ingress, egress & utilities and extends North to
County Road. Contract of sale recorded Sept. 20, 1977 under Auditor's
File No. 84914, Worldwide Church of God to Anderson & Bunn, Inc.
The terms and conditions of this contract are as follows: The purchase price is SEVENTY-THREE THOUSAND FIVE
HUNDRED AND NO/100ths (\$ 73,500.00) Dollars, of which

FIFTEEN THOUSAND AND NO/100ths \$ 15,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

FIVE HUNDRED SEVENTY-TWO AND NO/100ths \$ 572.00) Dollars,
or more at purchaser's option, on or before the 27th day of November, 1977,

and FIVE HUNDRED SEVENTY-TWO AND NO/100ths \$ 572.00) Dollars,
or more at purchaser's option, on or before the 27th 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 1/2% per cent per annum from the 27th 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 direct to seller or seller's agent
or at such other place as the seller may direct in writing. The seller agrees upon each payment of

\$7500 on the principal, above all other payments, to give to purchaser
deed releases to five (5) acres. It is understood that purchaser may desire
to subdivide or plat the property herein, and seller agrees to cooperate
to such end and execute any required applications or other documents for
such purposes. Any such activities shall be solely at purchaser's expense,
and seller will execute no such application or other document in connection
with the platting or subdivision of the property which will impair his security
interest therein or by which he will incur any expense or obligation. Any
such releases in partial performance of this contract shall be solely at
purchaser's expense, except on the documentary stamps required on said deeds.
As referred to in this contract, "date of closing" shall be 10/27/77.

(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, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals therefor 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
responsible for 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 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 the seller and applied as payment on the purchase
price herein and as the seller elects in whole, the purchaser to apply all or a portion of such condemnation award to the reimbursement or re-formation
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 restoration or rebuilding of such
improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing a purchaser's policy of title insurance in
standard form, or a commitment therefor, issued by a 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:

- a. Printed general exceptions appearing in said policy form.
- b. Easements 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
- c. Any other 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.

REGISTERED
INDEXED: DIR.
INDIRECT:
RECORDED:
COMPARED
MAILED

STATE OF Washington
County of Clark ss.

On this 26th day of October, A. D. 1977, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Don A. Anderson to me known to be the individual described in and who executed the foregoing instrument for him- self and as attorney in fact of Joanne I. Anderson also therein described, and acknowledged to me that he signed and sealed the same as his voluntary act and deed and as the free and voluntary act and deed of the said Joanne I. Anderson for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Joanne I. Anderson is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]
Notary Public in and for the State of Washington
residing at Vancouver.

Form L 31 (Acknowledgment by Sole and as Attorney in Fact. Pioneer National Title Insurance Company)

STATE OF Washington
County of Clark ss.

On this 26th day of October, A. D. 1977, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Daniel E. Bunn and to me known to be the President and secretary of DAN BUNN, INC., a Washington corporation the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]
Notary Public in and for the State of Washington
residing at Vancouver.

(Acknowledgment by Corporation. Pioneer National Title Insurance Company. Form L 29)

LEGAL DESCRIPTION

PARCEL 1

The Southeast Quarter of the Northwest Quarter, AND the West Half of the Southwest Quarter of the Northeast Quarter, AND the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania county, Washington.

EXCEPT that portion lying within a strip of land 60.00 feet in width, the centerline of which is described as the North-South centerline of the Southwest Quarter of the Northeast Quarter, AND the Northwest Quarter of the Southeast Quarter of said Section 30.

TOGETHER WITH an easement for ingress, egress, and utilities, over, under, and across the above described 60.00 foot strip.

EXCEPT the South 1.00 foot of the above described 60.00 foot easement.