REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 27th day of January, 1978,

THOMAS P. SMILEY and PATRICIA HARMOND

hereinafter called the "seller," and

MARIE MULVANI

hereinafter co" tine "purchaser,"

WITNESSETH: That the sever agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following County, State of Washington: Skamania described real estate, with the as purtenances, in

Beginning at a point 525 feet south and 30 feet east of the Northwest corner of the Northeast Quarter of the Mortheast Quarter of Section 29, Township 3 North, Range 8 E.W.M., thence south 69 feet, thence east 100 feet, thence 5502 north 69 feet, thence west 100 feet to a point of beginning.

TRANSASTION FOR THE

Amount 802+ 86 17080

The terms and conditions of this contract are as follows: The purchase price is

Eight Thousand and No/100 (\$ 8,000.00) Dollars, of which (3 NONE) Dullars have

NONE been paid, the receipt whereof is hereby echnowledged, and the balance of said purchase price shall be paid as follows:

The purchaser agrees to pay the purchase price in the sum of Eight Thousand and No/100 (\$8,200.05) Dollars in monthly installments of one Hundred Fafty-eight and 41/100 (\$158.41) Dollars, or more, commencing on the /52 day of February , 1978, and on the /524 day of each and every month thereafter until the full amount of the purchase price together with interest shall have been and the following the continuous continuous and the full amount of the purchase price together with interest shall have been of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of seven percent (7%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchaser reserves the right at any time she is not in default under the terms and conditions of this contract to pay without penalty any part or all the purchase price plus interest, then due. of the unpaid purchase price, plus interest, then due.

All payments to be made hereunders all be made at Riverview Savings Association, Stevenson, Wa. or at such other place as the wiler may direct in writing

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

(1) The purchaser assumes and agrees to hav before delinquency all taxes and assessments that may a, between granter and grantee hereafter become a lieu on said seal estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage contract or other encumbrance, or has as unsed payment of or agreed to purchase subject to, any taxes or assessments now a lieu on said real estate, the purchaser arries to pay the same is fore delinquency.

(2) The purchaser areas until the purchase rates until the purchase rates and to the substitute of the health areas until the purchase areas until the purchase rates and to the actual ask value thereof manner have or dimarks by the health ask and company acceptable to the selfer and for the salar's benefit, no his interest may appear, and to pay all permitums therefor and to deliver all policies and renewals thereof to

the seller

(3) The purchaser agrees that full inspection of sudseal estate has been made and that neither the seller nor his assigns shall be held to any revenual respecting the constition of any improvements thereon nor shall the purchaser or seller or the assigns of either he held to any revenual respecting the constition of any improvement, or repairs unless the covenant or agreement relied on is contained herein or is a venting and attached to and made a part of this contrast.

in writing and attached to and made a part of this contract.

A The purchaser assumes all heards of damane to as destruction of any improvements now on sald real entact or hereafter phread thereon, and of the taking of said real entact or any part thereof for public use, and agrees the neural damage, destruction or taking telestrom, and of the taking of said real entact or any part thereof for public use, and agrees the neural damage, destruction or taking feel constitute a fail are of consideration. In case any part of said real entacts is take, for picture of the portion of the condemnation award the retardation after payment of resonable expenses of provising the said shall be part to the portion of any production of any improvements damaged by such taking to ease of damage or destruction when the product of the retorable of said linearing remaining after payment of the resonable expense of provising the said shall are product or the retorable of particular probabilities and the maid to the teller for application on the improvements which a reasonable time, unless purchase elects that each of towns, a purchaser's policy of title insurance in the purchase price lattice.

(1) Else after has delivered, or agrees to differe within 15 days of the cate of towns, a purchaser's policy of title insurance in the purchase payment therefore, is used as from manifestable to said real estate to of the date of closing and containing no expense effort that the following.

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e. Any existing contracts or contracts under which seller is purchasing and scal estate, and any mortgage or other obligation, which is Any existing contract or contracts under which for the purpose of the purpose of the shall be deemed defects in seller's title

THE STATE OF THE COUNTY SUB-CHIEF OF SUBSTITION Transaction in co Stamonia County (6) If stiler's title to said real estate is subject to an existing contract or contracts under which coller is purchasing said and estate, or any mortgage or other obligation, which seller is 10 pay, seller agrees to make such payments in accordance with this terms thereof, and upon default, the purchaser shall have the right to make any payments accessing to remays the default, and any payments as made shall be applied to the payments next failing 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 died to aski real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may and the after day a of closing through any person other than the selfer, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be e-fitled to passession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser coverants 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, initialization 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.

services turnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser falls 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 amout its 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

inght 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 rachs hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rachs hereunder promptly at the time and in the manner herein required, the seller man and in the manner herein required, the seller man and in the manner herein required hereunder and all improvements place I upon the real estate shull be forferted to the seller as liquidated almazes, 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 purchaser shall be construed as a waiver of any subsequent default.

Service span 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, riturn trieght requested, directed to the purchaser at his addition and the seller.

(11) Upon seller's election to bring suit to enforce any coverant of this contract, including suit to collect any payment required hereunder, the purchaser agar's to pay a reasonable sum as attorney's feet and all costs and expenses in connection with such suit, which sums shall be included in any ja-dement or decree entered in such suit.

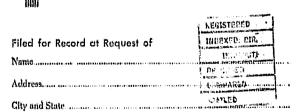
If the seller shall bring suit to pre-ture an adjudication of the termination of the purchaser's rights here often and judgment is so entered, they purchaser ager's to pay a reasonable sum as attorney's feet and all costs and expenses in connection with such suit, which the reasonable cost of searching records to defer time the condition of title of the date such suit is commenced which sums shall be included in any judgment or occurred in such suit.

In WITNESS WHEREO

IN WITNESS WHEREOF, the practice hereto have one mised this in trument in of the date first written above

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Marie J. Maineria in				
(Cont.)				
STATE OF WISHINGOVIX				
County of Clab sop On this lay personally appeared before meaning in County				
to me known to be the individual described in and who executed the within and instrument, and acknowledged that				
he signal the same as his necessary with and deed, for the uses and purposes therein mentioned.				
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STATE OF MICHIGAN 14 FA County of Muliagen

On this day personally depeared before me PATRICIA HAMMOND to me known to be the individual described in and who example the

the Northwest corner of the Northeast yearter of the Northeast Quarter of Section 29, Township 3 North, Range 8 J.W.M., thence south 69 feet, thence east 100 feet, thence 192 north 69 feet, thance west 100 feet to a point of beginning. TNAMETRA PROBLEMS Louis 80°+ 80° 14 8080

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made by United States Mail, postage pre-paid, within receipt requested, dir-(11) Upon refler's election to bring suit to enforce any sovenant of this contract, including suit to collect day payment required hereunder, the purchaser agrees to pay a responsible sum as attorney's fees and all costs and expenses in common with such suit, which sums shall be included in any judgment or nerve entered in such suit. er th

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County of Clatsop	\&\ ? '	
County of CIALSOP ACCESSION	(10 km	
On this day personally appeared before inc	THOMAS P. SMILE	t .
to me known to be the individual - described in an	d who executed the within and	foregoing instrument, and acknowledged that
he signed the same as		l voluntary act and deed, for the uses and purposes
therein mentioned.	1110	7 7 7
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STATE OF MICHIGAN)		
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County of Municipal	L-12	

Or this day personally appeared before me PATRICIA HAMMOND to

me known to be the individual lescribed in and who executed the within and foregoing instrument, and acknowledged that she signed the save as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this /J4/day of January, 1978. Notary Public, Michael COMN STREET

NOTAKY PUBLIC in and for the State

of Michigan, residing at