

(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, 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 fulfillment 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:

none

No. 5721
TRANSACTION EXCISE TAX

APR 21 1978

Amount Paid 125.00

Skamania County Treasurer

(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.

(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 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 furniture and termination of purchaser's rights may be made by United States Mail, postage pre paid, return receipt requested, directed to the purchaser at 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 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 a year long reversion 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.

DAN BUNN, INC., a Wn. corporation

By: Daniel E. Bunn, President

Don A. Anderson

Josane I. Anderson

James A. Church

Barbara L. Church

STATE OF WASHINGTON,

County of

On this day personally appeared before me

to me known to be the individual described and who executed the within and foregoing instrument, and acknowledged that 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 day of

Notary Public in and for the State of Washington.

residing at



ATOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

NOTARIAL PUBLIC STATE OF WASHINGTON
COUNTY OF SKAMANIA WA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY [Signature]
OF [Signature]
AT [Signature]
WITNESSED BY ME [Signature]
ON [Signature] 1978
IN THE CITY AND COUNTY OF SKAMANIA, WASHINGTON
[Signature]

RECORDED
INDEXED
APR 21 1978
SKAMANIA COUNTY CLERK

DAN BUNN, INC., a Wn. corporation

By: Daniel E. Bunn, President

Don A. Anderson (SEAL)

Joanne I. Anderson (SEAL)

James A. Church (SEAL)

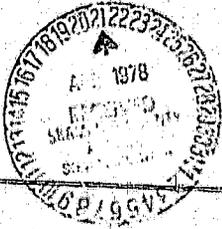
Barbara L. Church (SEAL)

STATE OF WASHINGTON,

County of

On this day personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as therein mentioned. free and voluntary act and deed, for the uses and purposes

GIVEN under my hand and official seal this day of



Notary Public in and for the State of Washington,

residing at

86180



PIONEER NATIONAL TITLE INSURANCE

A FICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Don A. Anderson OF Skamania Co. AT 12:15 PM April 17, 1978 WAS RECEIVED IN BOOK 12 OF Record AT 12:15 PM IN OFFICE OF SKAMANIA COUNTY, WASH. COUNTY CLERK

Don A. Anderson

RECORDED
INDEXED
FILED
APR 17 1978
CLERK
MAIL ROOM

STATE OF WASHINGTON

County of CLARK

On the 17th day of April, A. D. 1978, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared

to me known to be the individual who executed the foregoing instrument as attorney in fact of JOHNS I. ANDERSON therein described, and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principal, freely and voluntarily, 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 JOHNS I. ANDERSON is now living.

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

Notary Public in and for the State of WASHINGTON, residing at VANCOUVER

(Acknowledgment by Attorney in Fact, Proctor of Title Insurance Co. Form L 30)