

REAL ESTATE CONTRACT

SK/10935
-10-6-302

THIS CONTRACT, made and entered into this 8th day of MAY, 1978
between JAMES R. CRUMLEY and LORRAINE M. CRUMLEY, husband and wife,
hereinafter called the "seller," and CURTIS F. MYRICK and DOROTHY M. MYRICK, 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 East 340 feet of the West 680 feet of the Northwest Quarter of
Section 6, Township 1 North, Range 6 East of the Willamette Meridian
lying northerly and westerly of the centerline of the existing access
road constructed by the Bonneville Power Administration; EXCEPT the
North 83 1/2 feet thereof.

and
The West 630 feet of the North 835 feet of the Northwest Quarter of
Section 6, Township 1 North Range 6 East of the Willamette Meridian
containing 12.1 acres, more or less.

The terms and conditions of this contract are as follows: The purchase price is FORTY THOUSAND AND NO/100
(\$ 40,000.00) Dollars, of which
EIGHT THOUSAND AND NO/100- (\$ 8,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

TWO HUNDRED FIFTEEN AND NO/100- (\$ 215.00) Dollars
or more at purchaser's option, on or before the 15th day of July, 1978,
and TWO HUNDRED FIFTEEN AND NO/100- (\$ 215.00) Dollars
or more at purchaser's option, on or before the 15th 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 8.0 per cent per annum from the 15th day of June, 1978,
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 Rainier Bank, Camas Branch
or at such other place as the seller may direct in writing. 528 N. E. 4th, Camas, Washington 98607

IT IS AGREED AND UNDERSTOOD BETWEEN SELLER AND BUYER HEREBY:

Contract payable in full on or before fifteen (15) years from date hereof.

TRANSACTION EXCISE TAX

Amount Paid

As referred to in this contract, "date of closing" shall be June 13th, 1978

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be levied between grants and grants
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 by 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 keep all policies and renewals thereof in
the seller's name.

(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, the 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 on said real estate or hereafter placed
thereon, and of the taking of any part thereof for public use, and agrees not to sue for such damage, destruction or taking and
constitute a release of the seller 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 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 restora-
tion of any improvements damaged by such taking. In case of damage or destruction of a well insured structure, 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 the
improvements within a reasonable time, unless purchaser elects that said proceeds be paid to the seller for application of the
purchase price herein.

(5) The seller has delivered, or agrees to deliver within 10 days of the date of closing, a purchase policy of title insurance in
standard form or a commitment therefor, issued by a title insurance company, covering the purchase price and the amount of the
said purchase price balance, less or damage by reason of defect of seller's title to said real estate as of the date of closing, containing no
exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the seller has agreed to assume, the same;
- c. Any existing and to be assumed under which seller is, or shall be, liable, with any mortgage or other obligation, which seller by this contract agrees to pay, none or waive the purpose of this paragraph (5) shall be deemed to be 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, or if seller is 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 payment 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. Said title real estate, excepting any part thereof hereinafter taken for public use, free of encumbrances except such that may attach after the date of conveyance through any person other than the seller, and subject to the following:

Easements, restrictions, and reservations of record.

(8) Unless a different date is provided for hereon, the purchaser shall be entitled to possession of said real estate on the date of closing and to obtain possession as long as purchaser is in compliance hereon. The purchase agreement is for the building and other improvements on said real estate in general, and not to the use or present use of the real estate for any special purpose. The purchaser covenants to pay all taxes, and to pay for all utility services furnished to said real estate after the date of closing, and to pay for all utility services furnished to said real estate after the date of closing, and to pay for all utility services furnished to said real estate after the date of closing.

(9) In case the purchaser fails to make any such payments, or in case the purchaser fails to make such payments or if the purchaser fails to make such payments on the date of payment or if the purchaser fails to make such payments on the date of payment, the seller may make such payments or effect such insurance, and any amount so paid for the seller, interest or other charges, shall be added to the purchase price and shall be payable by the purchaser on the date of payment or if the purchaser fails to make such payments on the date of payment.

(10) None of the terms of this contract, and it is agreed that at any time the purchaser shall be entitled to possession of said real estate, or agreement or agreement to purchase, shall be subject to the condition or agreement to purchase, and it is agreed that at any time the purchaser shall be entitled to possession of said real estate, or agreement or agreement to purchase, shall be subject to the condition or agreement to purchase, and it is agreed that at any time the purchaser shall be entitled to possession of said real estate, or agreement or agreement to purchase, shall be subject to the condition or agreement to purchase.

(11) If the purchaser fails to make any such payments, or in case the purchaser fails to make such payments or if the purchaser fails to make such payments on the date of payment or if the purchaser fails to make such payments on the date of payment, the seller may make such payments or effect such insurance, and any amount so paid for the seller, interest or other charges, shall be added to the purchase price and shall be payable by the purchaser on the date of payment or if the purchaser fails to make such payments on the date of payment.

(12) If the purchaser fails to make any such payments, or in case the purchaser fails to make such payments or if the purchaser fails to make such payments on the date of payment or if the purchaser fails to make such payments on the date of payment, the seller may make such payments or effect such insurance, and any amount so paid for the seller, interest or other charges, shall be added to the purchase price and shall be payable by the purchaser on the date of payment or if the purchaser fails to make such payments on the date of payment.

(13) If the purchaser fails to make any such payments, or in case the purchaser fails to make such payments or if the purchaser fails to make such payments on the date of payment or if the purchaser fails to make such payments on the date of payment, the seller may make such payments or effect such insurance, and any amount so paid for the seller, interest or other charges, shall be added to the purchase price and shall be payable by the purchaser on the date of payment or if the purchaser fails to make such payments on the date of payment.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals at the city of Vancouver, British Columbia, this 15th day of May, 1978.

James R. Crumley
Lorraine M. Crumley
Curtis F. Myric
Dorothy M. Myric

STATE OF WASHINGTON

County of Clark

On this day personally appeared before me James R. Crumley and Lorraine M. Crumley

in or known to be the intended signatories, 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 15th day of May, 1978.

Notary Public in and for the State of Washington

Vancouver Ridgefield

86577



PIONEER NATIONAL TITLE INSURANCE

A TICO COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

STATE OF WASHINGTON COUNTY OF WASHINGTON I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF TITLE WAS FILED BY [Signature] OF [Signature] AT [Signature] ON [Signature] WAS RECORDED IN BOOK [Signature] OF [Signature] AT PAGE [Signature] COUNTY OF SHARANA COUNTY WASH

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