## REAL ESTATE CONTRACT

CORPORATE FORM

day of

WANTED STANDARD OF THE PROPERTY OF THE PROPERT

THIS CONTRACT, made and entered into this

JULY. 1978

VAMPORT MANUFACTURING. \*\*\* an Oregon Corporation

hereinafter called the "selle"," and

JACK L. BELL AND PATRICIA J. BELL, husband and wife hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser ugrees to purchase from the seller the following describes real estate, with the appurtenances, in

P STRACHED LEGAL DESCRIPTION

## EXHIBIT A

The South 1700 feet of the East half of the West half of the Southwest quarter of Section 30, Township 2 North Range 5 East of the Willamette Meridian, Skamania County, State of Washington. LHSS that portion lying South of the County road right of way. ALSO LESS County road right of way.

TUGHTHER WITH AND RESERVING a nonexclusive easement for ingress and egress and utilities over and under and across a thirty (30) foot strip of land, fifteen (15) feet on either side of the following described centerline:

Commencing at the Southwest corner of said Section 30; thence Easterly along the South line of said section to the East line of the West one-half of the Southwest Quarter of sail West one-half of the West one-half of the Southwest Quarter of sail Section 30; thence Northerly along said East line, a distance of 4 feet to the North line of the Huckins-Buhman County Road, the transpoint of beginning; thence Northerly along said East line, a distance of 106; feet; thence North 45° East, a distance of 21.2 feet; thence North 0°31'57" West, a distance of 30 feet; thence North 45° East of 106; feet; thence North 89°34'40" East, a distance of 106; more or less, to the center of an old loading road, thence following the center line of said road, more particularly described as follows; North 38° 30' East, a distance of 99.9 feet; thence North 29° East, a distance of 99.2 feet; thence North 15° 30' East, a distance of 98.4 feet; thence North 2°30' West, a distance of 97.7 feet; thence; North 21°30' East, a distance of 98.1 feet; thence North 8'30" West, a distance of 97.6 feet; thence North 13° Last, a distance of 97.3 feet; thence North 4' West, a distance of 98.4 feet; thence North 4' West, a distance of 98.4 feet; thence North 4' West, a distance of 98.4 feet; thence North 32°30' East, a distance of 98.5 feet; thence North 74° East, a distance of 99.2 feet; thence North 4' West, a distance of 98.4 feet; thence South 39° East, a distance of 100 feet; thence South 11°30' Nest, a distance of 100 feet; thence South 12° 31' East, a distance of 100 feet; thence South 12° 31' East, a distance of 100 feet; thence South 12° 31' East, a distance of 100 feet;



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The terms and conditions of this contract are as follow: The purchase pince is The LDTY - FIGHT THOUGH NO THINDY-FIVE AND NO/100 : 38,035,00 ) Donner, of which SEVEN THOUSAND SIX HUNDRED SEVEN AND NO/100 (\$ 7,607-20 ) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as received

THREE THOUSAND SIX HUNDRED AND NO/100 (\$3,600.00) TOLLARS OF YORE AT PURCHASEP'S OPTION ON AR I FORE THE FIRST DAY OF JUNE, 1940 AND THREE THOUSAND SIX HUNDRED AND NO/100 (\$3,600.00) TOLLARS OF YORE AT PURCHASEP'S OPTION ON AR I FORE THE FIRST DAY OF JUNE, 1940 AND THREE THOUSAND SIX HUNDRED AND NO/100 (\$3,600.00) DOLLARS OF MORE AT PURCHASEP'S OPTION, ON OR DEPORE THE FIRST DAY OF JUNE EACH SUCCEEDING CALANDER YILS UNTIL ONE BALANCE OF SAID DUNCHASE PRICE SHALL HAVE BEEN FULLY FAID. THE BURCHASER FURTHER AGREES TO TAX INTEREST ON THE DIMINISHING BALANCE OF SAID PURCHASE WICE AT THE PATE OF \$.00 FROM THE BEST DAY OF JUNE, 178 BICC. INTEREST SHALL BE DEDUCTED FROM EACH INTRALLMENT PAYMENT AND THE ALANCE OF EACH PAYMENT APPLIED. IN PERCECTION OF PRINCIPAL.

SELL'R AGRES TO RELEASE OF ACRE OF THE ABOVE DESCRIBED PROPERTY UPON PAYMENT OF AN ADDITIONAL SE 500.00 TO SE APPLIED TOWARD THE PRINCIPAL BALANCE. THE BORROWER AGRES TO PROVIDE THE LEGAL DESCRIPTION FOR PROPERTY TO BE RELEASED AND TO PAY ANY A ALL COSTS FOR PREPARATION AND RECOPDING OF SAID RELEASE.

is reterred to in this contract, "date of closing" shall be.

<sup>(1)</sup> The purchaser assumes and agrees to pay before delimpierly all tases and assessments that may as between granter and granter hereafter become a lies on said real exists; and if he the terms of the contract the purchaser has assessment payment of any morrages, contract or other commitmence, or has assumed pryment of or agreed to purchase subject to, any tases or assessments now a lies on said real exists; the purchaser agrees, by pay the same before delimpiers;

(1) The purchaser agrees, onto the purchaser price is fully paid, to keep the buildings now and hereafter placed on said real estate inscired to the actual cash value thereof against loss or demans by both fire and wondstorm in a company acceptable to the seller and for the orders become, as his interest may appear, and to pay all premisess therefor and to deliver all possess and renewals thereof to seller.

the relief backet, as his interest may appear, and to pay all premiers therefor and to relief an eller nor his avages chall be held to account respecting the condition of any approvements thereon must shall the purchaser or seller or the assigns of either be held to any covernant respecting the condition of any approvements thereon must shall the purchaser or seller or the assigns of either be held to any covernant or agreement for afterations, improvements we report unless the revenant or agreement rules on a contained herein or in writing and attacked to and made a part of this contract.

44. The purchaser anomes all bazards of damage to or destructions of any improvements now on said real estate or hereafter placed for roots and as a feature of complete in. In case may part thereof for public use, and agrees that no such damage, destruction or taking that consistent a feature of complete in. In case may part thereof for public use, and agrees that no such damage, destruction or taking that contains a feature of complete the part of the condition and the payment of reasonable expenses. We carried the root had be paid to the seller and applied as payment in the purchase or to the condition award to the returning or restoration or many approximants damaged by such takin, (a case of campion or destruction from a peril mound against, the respectiving of such improvement, within a reasonable time, unless purchaser elects that and proceeds shall in paid to the seller for application on the succhase price herein.

orchard prior large.

(3) The seller has delivered, or agrees to deliver within 15 cars of the date of cloning, a purchaser's policy of little incurance in andard force, or a commotment therefor, issued by Promes between time bousance Common, or a commotment therefor, issued by Promes between time bousance Common, insuring the purchaser to the full amount of and purchaser prior 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 ercusion, other than the following:

a. Promed general exceptions appearing in said policy form;

b. Long or encum-rances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder in to be made subject; and

c. Any existing contract or contracts under which seller is purchasing said real estate, and any soutgage or other obligation, which seller by this contract acrees to pay, more of which for the purpose of this paragraph (5) that he decided defects 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 and so any mortgage or other abligation, which seller is to pay, seller agrees to make such payments in accordance with the terms the paper of the purchaser shall have the right to make any payments necessary to remove the delautt, and any payments so to (7). The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to emphasize the payment of the purchase price and interest in the manner above specified, to emphasize the payment of the purchase price and interest in the manner above specified. deliver to purchasor a statutory weccasty taken for public use, free of encumbrances except any that may attach after date of closing through any person other subject to the following: dend to said real estate, except no any part thereof house SUBJECT TO PASSIMINTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

(8) Unless a different data is provided for herein, the purchaser shall be emitted to possession of said real estate on date of classes and to retain passession as long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on that year at a most repeat and not to peem the set of occupants to keep the buildings and other improvements of unit response research to par all service, installation or construction that year on the tender of the real estate for any disease services furnished to ask from data that the date purchaser is entired to provide the parameter of the to make any payment herein provided or to resentain insurance as herein required the seller may make some payment of effect and it is approache by payment herein provided or to resentain insurance as herein required the seller may make some payment of the contract and it provided or to resentain insurance as herein required the seller may make some payment of the seller and it contracts and it is agreed that in use the purchaser shall fall to comply with or order and injuries to reason any contract that the resent to the seller and it is accordant to the seller and it is contract, and it is agreed that in use the purchaser shall fall to comply with or order and other may let to define all the resonance required herein they let under our agreement hereof or to make any payment required herein they become the fall to comply with or order may let to define all the provided to the real estate and as the payment of the seller as liquid dames. It is not to the seller as liquid dames of the payment of the seller as liquid dames. It is not to the seller and take possessions of the risk settle and so waters by the seller as liquid dames. It is not to the seller and take possessions of the risk settle and so waters by the seller as liquid dames. It is not to the seller and take possessions of the risk settle and the seller and as a settle of the seller and the seller and the seller as the payment of the

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