

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 1st day of November, 1978 between
 WALTER WILLIAM FELLMAN, JR., as his separate estate, hereinafter called the "seller" and
 ERNEST STUMP and BARBARA STUMP, husband and wife and
 ROBERT PALADENI and PATRICIA PALADENI, husband and wife hereinafter called the "purchaser,"
 and wife

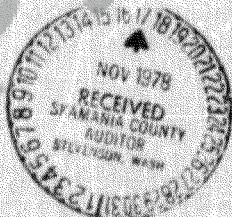
WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

The Southeast quarter of the Northwest quarter of Section 29, Township
 2 North, Range 6 East of the Willamette Meridian.

TOGETHER with a non-exclusive 60 foot easement for ingress, egress,
 utilities and roadway over an existing road, the centerline of
 which is located approximately 200 feet West of the East boundary
 of the Northeast quarter of the Southwest quarter of Section 29,
 Township 2 North, Range 6 East of the Willamette Meridian to the
 Southerly point of which begins from an existing Road through the
 Northeast quarter of the Southwest quarter of Section 29, Township
 2 North, Range 6 East of the Willamette Meridian, and runs North-
 westerly to the South Boundary of the Southeast quarter of the
 Northwest quarter of Section 29, Township 2 North, Range 6 East
 of the Willamette Meridian, as same as is established and traveled
 as of November 1st, 1978.

SUBJECT TO: (1. Easements in favor of Pacific Northwest Pipeline
 Corporation, a Delaware Corporation, by right of way contracts dated
 January 11, 1956, recorded at page 400 of book 41 of deeds and at pages
 186 and 190 of book 42 of deeds, of Skamania County, Washington.
 (2. Easements for electric power transmission lines, in favor of
 Pacific Power and Light Co. & Pacific Utility Dist. No. 1. (3. Easement
 as shown on survey recorded Oct. 1, 1978 under Auditor's File No.
 87506 in Book of surveys at page 171 & 172.

Contract to be paid in full 120 months from closing.



The purchaser may enter into possession at closing.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining therein, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason hereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

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, seller agrees 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 payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

01 130081-9 AZ

BOOK

ATTACHED AND MADE A PART HEREOF.

Free of incumbrances except:

1. Contract of sale dated February 18, 1971, in book 62 of deeds, page 620, Auditor's File No. 73152, records of Skamania County, WA between Donald S. & Barbara Olson, h/w & Estate of R.E. Rogers, et al, as sellers and Dean Vogt and Lois Vogt, his wife, as purchasers
2. Contract of Sale dated November 13, 1974, recorded December 5, 1974, in Book 67 of Deeds, page 972, Auditor's File No. 78509 between Dean & Lois Vogt, h/w as seller and Walter William Fellman, Jr. as his separate estate, purchaser

On the following terms and conditions: The purchase price is

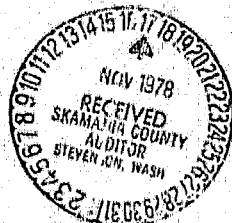
TWENTY NINE THOUSAND AND NO/100----- (\$ 29,000.00) dollars, of which FIVE THOUSAND EIGHT HUNDRED AND NO/100-----(\$ 5,800.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

Quarterly payments of \$575.00 or more including interest at the rate of 9 1/2 per cent per annum on the diminishing principal balance. First payment to begin NINETY (90) days from closing.

Seller agrees to grant deeds to one acre parcels by partial fulfillment of contract at \$700.00 per acre to be applied to principal balance of real estate contract in addition to regular contract payments.

Payments to be made hereunder shall be made at First Independent Bank or at such other place as the seller may direct in writing.

Contract to be paid in full 120 months from closing.



The purchaser may enter into possession at closing.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

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, seller agrees 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 payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a fulfillment warranty deed to the property, exempting any part which may have been condemned, free of encumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid **downpayment**, insuring the title to said property with liability the same as the above purchase price, free from encumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property, and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Service upon 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, return receipt requested, directed to the purchaser at his address last known to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Walter William Fellman, Jr. (Seal)
Walter William Fellman, Jr.
Ernest Stump (Seal)
Ernest Stump
Barbara Stump (Seal)
Barbara Stump
Robert F. Stump (Seal)
Robert F. Stump
Patricia Fellman (Seal)
Patricia Fellman

STATE OF WASHINGTON

County of Clark

On this day personally appeared before me

Walter William Fellman, Jr.

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

10th day of November, 1975

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

Transamerica Title Insurance Co



A Service of
Transamerica Corporation

Filed for Record at Request of

Name Ernest Stump

Address 31702 SE 50th

City and State Washougal, WA 98671

REGISTERED
INDEXED: YES
INDEXED: YES
RECORDED:
COMPARIS
MALES

STATE OF WASHINGTON
COUNTY OF WAHAKA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Ernest Stump
OF *Washougal, WA*
AT *12:00 PM* *11-13-75*
HAS BEEN RECORDED IN BOOK *75*
OF *Rec'd* AT *11:20 AM*
OFFICE OF WAHAKA COUNTY CLERK
[Signature]
COUNTY CLERK

REAL ESTATE CONTRACT

For Unimproved Property

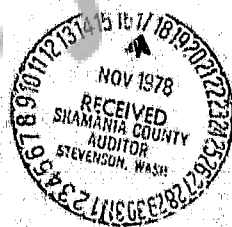
2-6-77 THIS CONTRACT, made this 1st day of November, 1978 between
 WALTER WILLIAM FELLMAN, JR., as his separate estate, hereinafter called the "seller" and
 ERNEST STUMP and BARBARA STUMP, husband and wife and
 ROBERT PALADENI and PATRICIA PALADENI, husband and wife hereinafter called the "purchaser,"
 and wife
 WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

The Southeast quarter of the Northwest quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian.

TOGETHER with a non-exclusive 60 foot easement for ingress, egress, utilities and roadway over an existing road, the centerline of which is located approximately 200 feet West of the East boundary of the Northeast quarter of the Southwest quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian to the Southerly point of which begins from an existing road through the Northeast quarter of the Southwest quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian, and runs Northwesterly to the South boundary of the Southeast quarter of the Northwest quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian, as same as is established and traveled as of November 16, 1978.

SUBJECT TO: (1. Easements in favor of Pacific Northwest Pipeline Corporation, a Delaware Corporation, by right of way contracts dated January 11, 1956, recorded at page 400 of book 41 of deeds and at pages 186 and 190 of book 42 of deeds, of Skamania County, Washington. (2. Easements for electric power transmission lines, in favor of Pacific Power and Light Co. & Public Utility Dist. No. 1. (3. Easement as shown on survey recorded Oct. 31, 1978 under Auditor's File No. 67536 in Book of surveys at page 171 & 172.

Contract to be paid in full 120 months from closing.



The purchaser may enter into possession at closing.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste, and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

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, seller agrees 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 payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

01 130081-9 AZ

BOOK

ATTACHED AND MADE A PART HEREOF.

Free of incumbrances, except:

1. Contract of sale dated February 18, 1971, in book 62 of deeds, page 620, Auditor's File No. 73152, records of Skamania County, WA. between Donald S. & Barbara Olson, h/w & Estate of R.E. Rogers, et al, as sellers and Dean Vogt and Lois Vogt, his wife, as purchasers.
2. Contract of Sale dated November 13, 1974, recorded December 5, 1974, in Book 67 of Deeds, page 972, Auditor's File No. 78509 between Dean & Lois Vogt, h/w as seller and Walter William Fellman, Jr. as his separate estate, purchaser.

On the following terms and conditions: The purchase price is

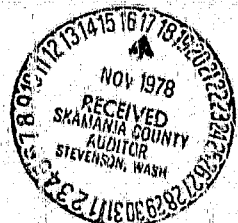
TWENTY NINE THOUSAND AND NO/100----- (\$ 29,000.00) dollars, of which FIVE THOUSAND EIGHT HUNDRED AND NO/100-----(\$ 5,800.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

Quarterly payments of \$575.00 or more including interest at the rate of 9 1/2 per cent per annum on the diminishing principal balance. First payment to begin NINETY (90) days from closing.

Seller agrees to grant deeds to one acre parcels by partial fulfillment of contract at \$700.00 per acre to be applied to principal balance of real estate contract in addition to regular contract payments.

Payments to be made hereunder shall be made at First Independent Bank or at such other place as the seller may direct in writing.

Contract to be paid in full 120 months from closing.



The purchaser may enter into possession at closing.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amount so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

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, seller agrees 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 payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

01 130081-9 AZ

deliver to the purchaser a fulfillment warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid downpayment, insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Service upon 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, return receipt requested, directed to the purchaser at his address last known to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Walter William Fellman, Jr. (Seal)
Walter William Fellman, Jr.
Ernest Stump (Seal)
Ernest Stump
Barbara Stump (Seal)
Barbara Stump
Robert Paladani (Seal)
Robert Paladani
Patricia Paladani

STATE OF WASHINGTON

County of Clark } ss.

On this day personally appeared before me

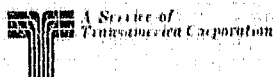
Walter William Fellman, Jr.

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of November, 1978

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

Transamerica Title Insurance Co



Filed for Record at Request of

Name Ernest Stump

Address 31702 SE 50th

City and State Washougal, WA 98671

REGISTERED	10
INDEXED	10
INDEXED	10
RECORDED	10
COMPARED	10
MAILED	10

STATE OF WASHINGTON
COUNTY OF WASHINGTON

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY *Transamerica Title Insurance Co* OF *Washougal, WA* AT *12:00 PM* *11/17/78* WAS RECORDED IN BOOK *75* OF *Acad* AT PAGE *277* RECORDS OF WASHINGTON COUNTY, WASH. *[Signature]* COUNTY CLERK