

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

SIXTEEN THOUSAND AND NO/100----- IS 16,000.00 Dollars, of which
NO/100-----

been paid, the receipt whereof is hereto acknowledged, and the balance of said purchase price shall be paid as follows: (\$ No/100--) Dollars have

ONE HUNDRED FIFTY AND NO/100

ONE HUNDRED FIFTY AND NO/100 \$150.00

and ONE HUNDRED FIFTY AND NO/100 Dollars, 19 78.

or more at purchaser's option, on or before the 18th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay to the seller the sum of \$150.00 Dollars.

rate of 10% per annum from the 20th day of December, 19 78

All payments to be made hereunder shall be made at or at such other place as the lender may direct in writing.

Purchaser agrees to pay said real estate contract in full on or before May , 1983

No. 6382
TRANSACTION EXCISE TAX

DEC 26 1978

Amount Paid.....\$ 760.00

As referred to in this contract, "date of closing" shall be date of recordation Amount Paid \$160.00

111. The purchaser assumes and agrees to pay before delinquency, thereafter becoming a lien on said real estate, and if by the terms of this or other encumbrance, or has assumed paying it or agreed to purchase, the purchaser agrees to pay the same before delinquency.

(12) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now on and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in 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 deliver all policies and receipts to the seller.

(3) The purchaser agrees that full responsibility of and 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 or seller or his assigns be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement ruled on is contained herein or is in writing and attached to and made a part of this contract.

[illegible]

(B) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance, in standard form, or a commitment therefor, issued by SAFFCO Title Insurance Company, insuring the purchaser to the full amount of said purchase price 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 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 conveyance hereunder is to be made subject; and

16) If seller's title to said real estate is subject to an existing contract or contract in effect which seller is purchasing said real estate or any mortgage or other obligation, which seller by the contract agrees to pay, none of which for the purpose of this paragraph (16) shall be deemed defects in seller's title.

harborage or other obligation in which seller is or may be liable, seller agrees to make such payments in accordance with the terms thereof, and upon default of seller, to remove the same and any payments so made shall be applied to the

BOYS 75 PAGE

Road Easements as recorded under Auditor's File No. 86117, 85614, 85613, 85612.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

W. Jack Sprinkel vs. John R. Blay his attorney in fact.

Georgene Sprinkel By: John R. Blay her attorney in fact

William J. Sprinkel

STATE OF WASHINGTON,

County of _____

On this day personally appeared before me

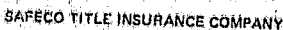
to me known to be the ind. dupl described in and who executed the within and foregoing instrument, and acknowledged that signed the same as

for the uses and purposes therein mentioned

GIVEN under my hand and official seal this _____ day of _____

Attorney General in and for the State of Washington

resting at



Filed for Record at Request of

REGISTERED
INDEXED CIR
RECORDED
COMPARSED
MAILED

NAME:

ADDRESS

CITY AND STATE

COUNTY OF SINGAPORE
THIS SPACE RESERVED FOR RECORDER'S USE

INSTRUMENT CONTAINED HEREIN IS
Wm. B. Dick Co.
 OF *St. Louis, Mo.*
 AT 11.30 A.M. *Dec 30* 19*78*
 WAS RECORDED IN BOOK 25
 OF *Book* AT PAGE *815*
 BY CLERK OF LINCOLN COUNTY, OASH
[Signature]
 COUNTY CLERK
[Signature]
 DECEMBER

STATE OF WASHINGTON

County of CLACK



TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 00°48'50" WEST ALONG SAID EAST LINE, 304.77 FEET TO THE
POINT OF BEGINNING.

SUBJECT TO: Mortgage recorded January 17, 1978, under Auditor's File No. 85611, Volume 55 of Mortgages, page 56; 2. Mortgage recorded May 1, 1978, under Auditor's File No. 86221, Volume 55 of Mortgages, Page 297. 3. Mortgage recorded July 11, 1978, Under Auditor's File No. 86815, in Book 55 of Mortgages, Page 588. 4. Mortgage recorded September 15, 1978 in Book 55 of Mortgages, page 798. Terms, provisions, and conditions of contract of sale recorded January 17, 1978, in Volume 74 of Deeds, page 131, Under Auditor's File No. 85515. 6. Easements recorded Filed January 17, 1978, under Auditor's File No. 85612, 85613, 85614. Easement recorded January 4, 1956, at page 492 of Book 40 of Deeds, under Auditor's File No. 86117. Reservation in Document recorded August 7, 1978 in Book 6 of Agreements and Leases at page 13, under Auditor's File No. 86897.

IN THE EVENT THAT SAID PROPERTY IS REMOVED FROM ITS PRESENT DESIGNATION OF FOREST LAND IT MAY BECOME LIABLE TO ASSESSMENT OF A COMPENSATING TAX FOR PRIOR YEARS. IT IS THEREFORE UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HEREIN THAT ANY PENALTY ASSESSED FOR REMOVAL FROM FOREST LAND DESIGNATION, OR ANY TAX ASSESSED DUE TO HARVESTING OF TIMBER, SHALL BE TAKEN CARE OF DIRECT, BETWEEN SELLER AND PURCHASER.

Purchaser agrees to pay the same before delinquent tax.

(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 with a company acceptable to the seller and for the seller's benefit, as his interest may appear and to pay all premiums herefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that his inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting a condition of any improvements thereon nor shall the purchaser or 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 the contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use, and agrees that any such damage, destruction or taking shall constitute a taking of expropriation. 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 and applied 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 restoration of any improvements damaged or which taking, in case of damage or destruction from a third person against the proceeds of such insurance remaining after payment of the reasonable expenses of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by SAFECC Title Insurance Company, obligating the purchaser to the full amount of said purchase price 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 exceptions other than the following:

a. Faintly printed exceptions appearing in said policy form;

b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or in to which the conveyance hereunder is to be a subject;

c. Any existing claims or contracts under which seller is not having said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is not free on closing from any of the claims 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 payment of the purchase price due the seller under this contract.

terms of this contract are as follows: The purchase price is
SIXTEEN THOUSAND AND NO/100----- is 16,000.00 1 Dollars, of which
NO/100----- is NO/100----- 1 Dollars have

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

ONE HUNDRED FIFTY AND NO/100----- is 150.00 1 Dollars

or more at purchaser's option, on or before the 18th day of November 1978

and ONE HUNDRED FIFTY AND NO/100----- is 150.00 1 Dollars

or more at purchaser's option, on or before the 18th 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 unpaid balance of said purchase price at a

rate of 10% per cent per annum from the 20th day of December 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 9114 NW 20th Ave. or at such other place as the seller may direct in writing. Vancouver, Wa. 98665

Purchaser agrees to pay said real estate contract in full on or before May 1983

NO. 6382
TRANSACTION EXCISE TAX

DEC 20 1978

Amount paid \$ 26.00

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

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may at any time become a lien on said real estate, and if by the terms of this contract the purchaser has assumed payment of any taxes, assessments 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 building now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in 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 deliver all policies and receipts thereof to the seller.

(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 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 part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use, and agrees that no such damage, destruction or taking shall constitute a failure of consideration in case any portion of said real estate is taken for public use, the portion of the consideration award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereon. If the seller elects to allow the purchaser to, or a portion of such consideration award to the rebuilding or reconstruction of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expenses of procuring the same shall be deemed to the restoration or rebuilding of such improvements within a reasonable time, unless the purchaser elects that said proceeds shall be paid to the seller for application on the purchase price hereon.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price 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 exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume or at to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed 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 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.

...in fact
Georgene Sprinkel By: John R. Day her attorney in fact (SEAL)
William J. Sprinkel (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

for the uses and purposes therein mentioned.

free and voluntary act and deed.

GIVEN under my hand and official seal this

day of

Notary Public in and for the State of Washington

residing at



SAFECO

SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED
INDEXED - MR
THE STATE
RECORDED
COMPALED
MAILED

STATE OF WASHINGTON
COUNTY OF SKAGWANNA
THIS SPACE RESERVED FOR RECORDEE'S USE

INSTRUMENT OF RECORD - PAGE OF
Mr. & Mrs. Jack & Georgene Sprinkel
AT THE 30th DECEMBER 1978
THIS RECORD WAS IN BOOK 215
OF DEEDS AT PAGE 805
NOTARY OF WASHINGTON COUNTY, WASH.
John R. Day
COUNTY CLERK
Skagwan

STATE OF WASHINGTON

County of Clark

On this 16th day of November, 1978, before me personally appeared

John R. Day

who executed the within instrument as attorney in fact for W. Jack Sprinkel & Georgene Sprinkel and acknowledged to me that he/she signed and sealed this same as his/her free and voluntary act and deed as attorney in fact for W. Jack Sprinkel and Georgene Sprinkel 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 W. Jack Sprinkel and Georgene Sprinkel is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)

Shirley M. Moore
(Signature)

Notary Public in and for the State of Washington, residing at Battle Ground