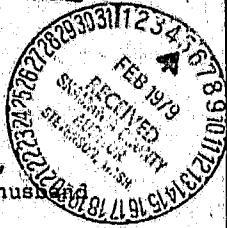




88019

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 76 PAGE 122



THIS CONTRACT, made and entered into this 3rd day of February, 1979

Between ALAN G. BAILEY and BELINDA J. BAILEY, husband and wife,
hereinafter called the "seller," and MERLIN M. RENNER and MARJORIE M. RENNER, 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:Legal Description is attached hereto, and made a part hereof,
by attachment "A".No assignment or re-sale or any hypothecation of purchaser's interest
in said contract shall be made by purchaser prior to full execution
of this contract, unless seller first consents to such assignment,
re-sale or hypothecation in writing.

The terms and conditions of this contract are as follows: The purchase price is Thirty-five Thousand and no/100

----- \$ 35,000.00 Dollars, of which
Five Thousand and no/100 ----- \$ 5,000.00 Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Three Hundred and no/100 ----- \$ 300.00 Dollars,

to be paid at purchaser's option, on or before the 3rd day of March, 1979

and Three Hundred and no/100 ----- \$ 300.00 Dollars,

to be paid at purchaser's option, on or before the 3rd day of each succeeding calendar month until the balance of said
purchase price has been fully paid. The purchaser further agrees to pay interest on the declining balance of said purchase price of the

rate of Ten (10) per cent per annum from the 3rd day of February, 1979

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 P.O. Box 94, Carson, Washington 98610
or at any other place at the seller may direct in writing.Purchaser agrees to pay this contract in full on or before ten (10) years
from the date of this contract.

SUBJECT TO 1979 General Real Estate Taxes.

SUBJECT TO Deed of Trust dated August 25, 1978, recorded August 29, 1978
under Auditor's File No. 87110, which obligation seller is to pay.

As referred to in this contract, "date of closing" shall be February 3, 1979

1. The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee
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 reimburse or refund to, any party for any such debt or obligation 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 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 renewals 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 agents shall be held to any
liability respecting the condition of any improvements thereon or 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 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,
except 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
breach of consideration. 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 hereon 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 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 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 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:

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; andc. 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
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 to made shall be applied to the
purchase price hereon due the seller under this contract.Transacted in conformity with County subdivision Ordinance
Skamania County Auditor - Dr. 669

17) 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 of 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:

1979 General Real Estate Taxes and interest, if any, if not previously paid by purchaser.

Easements and rights of way, if any, for public roads over and across said premises.

A non-exclusive easement for ingress and egress and utilities 30 feet from the center of the existing roadway in each direction; said road running is a Northwesterly direction along Carson Creek.

(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 services, 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 from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller 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 forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre paid, return receipt requested, directed to the purchaser to 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 so 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 searching records 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.

No. 6458
TRANSACTION EXCISE TAX

FEB 6 1979
Amount Paid: 352

Skamania County Treasurer
By: *[Signature]*

STATE OF WASHINGTON,
County of Skamania

On this day personally appeared before me Alan G. Bailey and Belinda J. Bailey

to me known to be the individual described in 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 3rd day of February, 1979.

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



SAFECO

SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED	☒
INDEXED: DIR.	☒
INDIRECT	☒
RECORDED	☒
COMPARED	☒
MAILED	☒

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WITHIN, FILED BY
<i>Stephens & Lyndell, Att.</i>
OR <i>Stevenson, WA</i>
AT <i>Stevenson, WA</i> 5-19-79
WAS RECORDED IN BOOK 76
OF <i>Deeds</i> AT PAGE 123-4
RECORDS OF SKAMANIA COUNTY, WASH
<i>[Signature]</i>
COUNTY CLERK

B. Babcock

Exhibit "A" to Real Estate Contract dated February 3, 1979 by and between Alan G. Bailey and Belinda J. Bailey, husband and wife, as sellers, and Merlin M. Renner and Marjorie M. Renner, husband and wife, as purchasers:

A tract of land in the West half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 East of the W.M., described as follows:

Beginning at the Southeast corner of the West half of the Southwest Quarter of the Southwest Quarter; thence West along the South line of said Southwest Quarter, a distance of 420 feet; thence North parallel with the West line of said Southwest Quarter, a distance of 520 feet; thence East parallel with the South line, a distance of 420 feet to the East line of the West half of the Southwest Quarter of the Southwest Quarter; thence South along said East line, a distance of 520 feet to the Point of Beginning.

Also known as Lot 1 of ALAN BAILEY SHORT PLAT, recorded January 2, 1979, under Auditor's File No. 87856, in Book 2 of Short Plats, Page 86, records of Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a private easement for ingress and egress and public and private utilities 20 feet in width to commence at a point approximately 550 feet from the Southwest corner of Section 20, Township 3 North, Range 8 East of the W.M., where the existing entrance intersects the South boundary of Section 20; thence East along said boundary on the North side until it intersects the West boundary of the East half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 East of the W.M.

Alan G. Bailey
Belinda J. Bailey
Merlin M. Renner
Marjorie M. Renner