

THIS CONTRACT, made and entered into this 15th day of June, 1979,
between AUGUST M. PAASCH and NELTA A. PAASCH, husband and wife,
hereinafter called the "seller," and GARY L. COLLINS and DEBORAH A. COLLINS,
hereinafter called the "purchaser," husband and wife,

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: A tract of land in the Jos. Robbins D. L. C., and in Sections 26 and 27, Township 3 North, Range 8 E. W. M., more particularly described as follows:

Beginning at a point on the east line of the said Robbins D. L. C., north 1,017.12 feet and east 298.97 feet from the southwest corner of Section 26, Township 3 North, Range 8 E. W. M.; thence north 01° 02' west following the east line of said Robbins D. L. C. 1,084.43 feet; thence south 52° 25' west 703.96 feet; thence south 01° 05' east 435 feet; thence south 78° 05' east 579.75 feet to the point of beginning; said tract containing 10.6 acres, more or less.

The terms and conditions of this contract are as follows: The purchase price is **THIRTY-ONE THOUSAND EIGHT HUNDRED and NO/100** - - - - - (\$ **31,800.00**) 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:

The purchasers Agree to pay the remaining balance of the purchase price in the sum of Twenty-Six Thousand Eight Hundred and No/100 (\$26,800.00) Dollars in monthly installments of Two Hundred Fifty-Six and 13/100 (\$256.13) Dollars, or more, commencing on the 15th day of July, 1979, and on the 15th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. Said monthly installments shall bear interest at the rate of eight per-cent (8%) per annum and shall be applied first to interest and then to principal. Purchasers reserve the right at any time to pay part or all of the unpaid purchase price, plus interest, then due.

Sellers agree to release to purchasers by deed one (1) acre for residential building purposes at a site mutually acceptable to both parties, all costs of said deed release to be assumed and paid by purchasers.

EX-107

Amount Paid \$ 318.00

Skutumpah County Treasurer

All payments to be made hereunder shall be made by M. F. O'Leary Irickson Road, Stevenson, Wash. 99666
or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be June 15, 1979

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be levied on or against the property and to grant the holder a lien on said real estate, and, by the terms of this contract the purchaser has assumed payment of any mortgage, deed of trust, 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.

[illegible]

(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 liable in covenant or otherwise for any improvements thereon or shall the purchaser or seller or their assigns be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement 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 or said real estate or thereafter placed thereon and of the taking of said real estate or any part thereof for public use, and agrees that in such damage, destruction or taking shall constitute a failure 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 the reasonable expenses of protecting 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 by such taking. In case of damage or destruction of any improvements on said real estate, the purchaser shall be entitled to the remaining after payment of the reasonable expenses of protecting the same shall be devoted to the restoration to rebuilding or replacement of such improvements. At any time, unless purchaser elects to allow said proceeds shall be paid to the seller, for application on the purchase price herein.

(G) The seller has delivered, or agrees to deliver within 180 days of the date of closing, a purchaser's policy of title insurance in standard form or a commitment therefor, issued by SAFCO Title Insurance Company, covering the purchase for 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:

5. 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.

CONFIDENTIAL

76 812

Case: *helpins, et al*
CA: *Stevenson, wa*
AT: *10:30 PM July 13, 76*
CASE NUMBER: *76*
OFF: *Needs* 211-2
THE CASE OF: *1*
NAME: *W. Todd*
B. Rakowski