



7. 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 free of encumbrances except any that may attach after date of closing through any process other than the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of the real estate on the date of closing and to retain possession as long as the purchaser is not in default hereunder. The purchaser covenants to keep the real estate in good repair, to permit access to and use of the real estate for water, sewer, electric, gas, telephone, and other utility lines and to pay for the same. The seller shall be liable for the cost of installation or construction charges for water, sewer, electric, gas, telephone, and other utility lines and for the same after the date such purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment hereunder provided for to maintain the same as covenanted, the seller may make such payments or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum, plus the reasonable attorney's fees, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller may have against the purchaser in such event.

(10) Title is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with the provisions of this contract or agreement or to make any payment required hereunder promptly as for title and in the event the purchaser shall fail to comply with the provisions of this contract or agreement or the purchaser's rights hereunder terminated, and upon his defaulting so, all payments made up to the date of termination of the improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have the right to 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 foreclosure and termination of this contract may be made by United States Mail, postage pre paid, return receipt requested, directed to the purchaser at his address as known to the seller.

(11) Upon seller's failure to bring suit to enforce any covenant of this contract, including but not limited to the payment of the purchase price, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and the amount of such fees and costs 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 rendered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and the amount of such fees and costs 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.

*Keith F. Woods*  
KEITH F. WOODS

*Linda L. Woods*  
LINDA L. WOODS

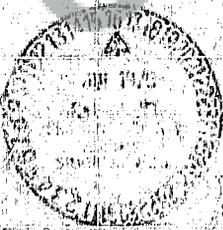
*Lewis Baker*  
LEWIS BAKER

*Alice Baker*  
ALICE BAKER

STATE OF WASHINGTON,  
County of Skamania

On this day personally appeared before me *Keith F. Woods and Linda L. Woods* to me known to be the individual described in and who executed the within and foregoing instrument, and who acknowledged to me 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 *15th* day of July, 1979

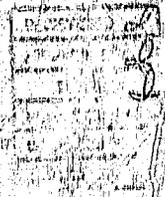


*Heidi Kay Ford*  
Notary Public in and for the State of Washington  
Notary Seal No. 12345, W.S.

SAFECO TITLE INSURANCE COMPANY  
SAFECO

Filed for Record at Request of

NAME  
ADDRESS  
CITY AND STATE



THIS SPACE RESERVED FOR RECORDER'S USE

THE STATE OF WASHINGTON  
COUNTY OF SKAMANIA  
*Heidi Kay Ford*  
*101300 July 16 1979*  
Notary Seal No. 12345, W.S.