



REAL ESTATE CONTRACT
(FORM A 1964)

BOOK 77 PAGE 607

THIS CONTRACT, made and entered into this 20th day of November, 1979,

between FRANK J. GRAVES and NELDA GRAVES, husband and wife,
hereinafter called the "voter," and PAUL M. SANDBERG and PEGGY M. SANDBERG, husband and wife,
hereinafter called the "producers."

WITNESSED BY: This day after we have sold to the purchaser and the purchaser agrees to purchase from the seller the following described land in the north 40 acres of the above described:

Skazania

County, State of Washington

Shawania
A tract of land in Government Lot 5 of Section 6, Township 3 North,
Range 2 East, N. M., more particularly described as follows:
Beginning at the Northwest corner of said Government Lot 5; thence
East 1,300 feet, more or less, to the East line of said Lot 5; thence
South 442.2 feet; thence West 1,300.00 feet, more or less, to the
West line of said Lot 5; thence North 442.2 feet to the Northwest
corner of said Lot 5 and the true point of beginning.

EXCEPT that portion on the West line of said Lot 5 for Right of Way for Old State Road as traveled March 2, 1978.

FIFTY-FIVE THOUSAND.

TEN THOUSAND 10,000.00 Dollars, no vehicle

been paid, the correct vehicle is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

FOUR HUNDRED SEVENTEEN and 50/100 ***** 417 50

10th December 1979

FOUR HUNDRED SEVENTEEN and 60/100 417.60

10th day of each month, following Christmas, until it would be necessary to send
 19th day of each month, following Christmas, until it would be necessary to send
 19th day of each month, following Christmas, until it would be necessary to send

Rainier National Bank, White Salmon, WA Branch

PURCHASER ACKNOWLEDGES Contract from HAHN to GRAVES, #88078.

*SUBJECT TO those additional terms as per Schedule "A" attached.

TRANSACTION EXCISE TAX

NOV 3 1949

Abstract

November 29, 1979

17. The undersigned, representing and acting for and on behalf of the undersigned, hereby certifies that this is a true and correct copy of the original document and that the undersigned is the authorized representative of the undersigned for the purpose of executing the same.

10. The undersigned advised, in 1972, the subject person of being "black" and the subject person and informant advised the said informant indicated to the writer that such a statement appeared not to detract for the writer's own safety and that the subject person was a "black" informant to the FBI and that the writer should be concerned over such a statement. The writer did not communicate this statement to the FBI and the writer is not a person authorized to so advise.

[illegible]

50. The same basic structure of business is repeated in the case of the other two types of business, the *business of the individual* and the *business of the partnership*. In each case, the business is a legal entity, and the owner or owners are the legal owners of the business. The business is a legal entity, and the owner or owners are the legal owners of the business. The business is a legal entity, and the owner or owners are the legal owners of the business.

...the

[illegible]

1. The above information was obtained from [REDACTED] and [REDACTED] and is being furnished to you for your information only. It is not to be used for any other purpose without the express written consent of the FBI. It is to be destroyed when it is no longer needed for the purpose for which it was furnished.

1. I have not been involved in any of the above activities.

1. While the above information is deemed to be confidential, it is not intended to be used for the purpose of identifying or locating any individual who is a source of information, or for the purpose of identifying or locating any individual who is a source of information, or for the purpose of identifying or locating any individual who is a source of information.

1. The Government of the United States of America, the Government of the United Kingdom of Great Britain and Northern Ireland, the Government of the United States of Canada, the Government of the United States of Mexico, the Government of the United States of Argentina, the Government of the United States of Brazil, the Government of the United States of Chile, the Government of the United States of Colombia, the Government of the United States of Costa Rica, the Government of the United States of Cuba, the Government of the United States of Ecuador, the Government of the United States of El Salvador, the Government of the United States of Guatemala, the Government of the United States of Honduras, the Government of the United States of India, the Government of the United States of Indonesia, the Government of the United States of Italy, the Government of the United States of Japan, the Government of the United States of Korea, the Government of the United States of Laos, the Government of the United States of Malaysia, the Government of the United States of Maldives, the Government of the United States of Marshall Islands, the Government of the United States of Mauritius, the Government of the United States of Mexico, the Government of the United States of Monaco, the Government of the United States of Morocco, the Government of the United States of Myanmar, the Government of the United States of Nepal, the Government of the United States of Netherlands, the Government of the United States of New Zealand, the Government of the United States of Nicaragua, the Government of the United States of Norway, the Government of the United States of Oman, the Government of the United States of Pakistan, the Government of the United States of Panama, the Government of the United States of Paraguay, the Government of the United States of Peru, the Government of the United States of Philippines, the Government of the United States of Poland, the Government of the United States of Portugal, the Government of the United States of Romania, the Government of the United States of Russia, the Government of the United States of Saudi Arabia, the Government of the United States of Singapore, the Government of the United States of Slovakia, the Government of the United States of Slovenia, the Government of the United States of South Africa, the Government of the United States of South Korea, the Government of the United States of Spain, the Government of the United States of Sri Lanka, the Government of the United States of Sweden, the Government of the United States of Switzerland, the Government of the United States of Taiwan, the Government of the United States of Thailand, the Government of the United States of Timor-Leste, the Government of the United States of Trinidad and Tobago, the Government of the United States of Turkey, the Government of the United States of Ukraine, the Government of the United States of United Arab Emirates, the Government of the United States of United Kingdom, the Government of the United States of United States of America, the Government of the United States of Uruguay, the Government of the United States of Uzbekistan, the Government of the United States of Venezuela, the Government of the United States of Vietnam, the Government of the United States of Wales, the Government of the United States of Western Sahara, the Government of the United States of Yemen, the Government of the United States of Zambia, the Government of the United States of Zimbabwe.

(The following information was obtained from the records of the FBI, Department of Justice, dated 10-10-68.)

(7) The seller shall, upon receipt of the purchase price and interest in the manner above specified, execute and deliver to purchaser a deed of conveyance of the premises hereinafter described to said real estate, excepting any easement or interest therein for public use, and of any other interest except any that may attach after date of closing through any person other than the seller, and subject to the following:

Those of Record.

(8) Unless a different date is provided for herein, the purchaser shall be obligated to make the purchase price and interest in the manner above specified to keep the building 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 shall be obligated to pay all taxes, assessments or contributions for water, sewer, electric, gas or other utility services furnished to said real estate after the date purchaser is notified to pay same.

(9) In case the purchaser fails to make any payment by the date provided or to maintain insurance, or fire or theft, 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 made, shall be repaid by purchaser as soon as demanded, or without prejudice to any other right the seller might have by reason of such default.

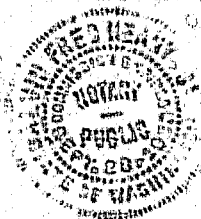
(10) From the date of this contract, and it being understood that in case the purchaser shall fail to comply with or perform any condition or covenant hereof or to make any payment required hereunder or to keep the building and other improvements on said real estate in good repair, the seller may elect 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 reenter and take possession of the real estate, and no waiver by the seller of his right to do so shall be construed as a waiver of any subsequent default.

(11) Subject upon purchaser of all demands, notices or other papers to be required to perform and termination of guarantee rights may be made by United States Bank, Chicago, or any other bank, or to the purchaser to his address last known to the seller.

(12) Upon seller's election to bring suit to enforce any condition 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 sum shall be included in any judgment or decree entered in such suit.

If the seller shall hereafter sue to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and to a reasonable cost of such suit, to determine the condition of title at the date such suit is commenced, which sum 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 last written above.



STATE OF WASHINGTON,

County of Klickitat

Frank J. Graves and Nelda Graves

do hereby certify that the within and foregoing instrument, and acknowledge 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 29th day of November, 1939.

Notary Public for the State of Washington
White Salmon, therein.

State of Illinois

County of Cook

do hereby certify that the within and foregoing instrument, and acknowledge that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Notary Public for the State of Illinois
Chicago, therein.

NOTARY PUBLIC FOR THE STATE OF ILLINOIS

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT ON WRITING, BEING A

DEED, WAS

AT

THE RECORDING BOOK

OF

THE JUDICIAL CIRCUIT, BEING

THE

NAME OF THE PARTY

NUMBER 7. C. Box 422

CITY AND STATE

SCHEDULE "A"

1. Purchasers and Sellers agree that the Southwest and Northwest Property corners shall be surveyed and established by a licensed land surveyor. The above parties also agree that a traverse line running due east approximately 1300 feet from the Northwest corner shall be surveyed and staked at a minimum of three points with a final iron pipe being set at approximately 1300 feet east of the Northwest corner. The basis of the due east bearing shall be established by the West line of the section which is presently surveyed. A survey any of the above shall be completed by a licensed surveyor and recorded with appropriate county offices. Purchaser agrees to pay the first \$500.00 of the survey expense to complete the above.
2. It is understood and agreed by the seller that agent's commission of \$5,500.00 is being deferred by the agent, Pacific Air Properties, and that said commission will be paid out of the escrow established with Rainier Bank. The commission shall be paid monthly in the amount of \$457.69 until paid in full.
3. Property represented by seller and agent "as is" in regards to any physical improvements, zoning, survey or otherwise and is accepted as same by purchaser.
4. Timber shall not be removed except for thinning or for homesite without prior consent of Seller.

