

(7) The seller agrees upon receipt full payment of the purchase price and interest in the manner above set forth to record and deliver to
Purchase a statutory warranty, subject to and not limited, excepting any
part thereof heretofore taken for public use, free of encumbrances except any that may, attach after date of recording through any person other
than the seller, and subject to the following:

- a) Rights of the Public in streets, roads and highways.
- b) Flowage easement granted to the United States of America dated January 23, 1936, and recorded at page 521 of Book Y of Deeds, records of Skamania County, Washington.
- c) Flowage Easement granted to the United States of America recorded April 12, 1972, in book 65, page 98 of Skamania County Deed Records.

(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 remove assets and not to use or permit the use of the real estate for any illegal purpose. The purchaser covenants to pay all taxes, insurance, maintenance or construction charges for water, sewer, drainage, telephone or cable to be caused by 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 requirements, as hereinabove stated, the seller may cause such payment or effect such removals, and may remove as paid by the seller, together with interest at the rate of 12% per annum from the date of payment until repaid, and be repayable by purchaser on notice demanded, no less than ten days, unless otherwise provided in the written agreement, have been given of such default.

(10) In case of the expense of title, survey, and if it appears that in case the purchaser does fail to comply with or observe any provision of this agreement agreed to or to make any payment required by such an agreement at the time and in the manner herein required, the seller shall be entitled to the purchaser's right to receive remittances, just prior to closing, as all payments made by the purchaser to seller, and all amounts retained upon the real estate shall be funded by the seller as associated expenses, and the seller shall have right to terminate and take possession of the real estate, and my myself, as the seller or any default on the part of the purchaser shall be entitled to a recovery of any amount so retained.

For the above purposes, of all demands, notices or other papers with respect to foreclosures, or proceedings for recovery of money held or claimed under or by virtue of this instrument, return receipt requested, addressed to the purchaser at the address hereinabove mentioned.

(11) Upon either's election to bring suit for inferred any covenant of this contract, including but not limited to a covenant relating to the title, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection therewith and, notwithstanding that the purchaser may be liable for damages or expenses referred to in this contract, he or she shall not be liable for any attorney's fees or expenses incurred by the seller in such suit.

If the other shall bring suit to procure an adjudication of the compensation of the purchaser's right to receive remittance and payment as hereinabove agreed, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection therewith and also the reasonable cost of advertising required to determine the compensation of title at the date of the suit in accordance with which costs shall be incurred 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.

Stephen G. Hyatt
GERTRUDE E. HYATT
RENTAL D. HYATT

Ronald J. Shewbridge
RONALD J. SHEWBIDGE

Doris A. Shewbridge
DONIA D. SHEWBIDGE

STATE OF WASHINGTON

County of Skamania

On the day of December, one thousand nine hundred and seventy seven,

at the office of the Notary Public described in and who executed the written and sealed instrument last acknowledged,

she

of this date as

1977

for the sum and sum total herein mentioned.

the Notary Public affixed seal this

10th day of

December, 1977.

Stephen G. Hyatt
Notary Public to and for the State of Washington

Signature

Stevenson

90056

THIS SPACE RESERVED FOR RECORDER'S USE

FILED IN RECORDER'S OFFICE ON REC'D DATE

COUNTY OF SKAMANIA 1977

I HEREBY CERTIFY THAT THE WRITTEN

INSTRUMENT OF WRITING PREPARED

By _____

or witnessed by _____

AT 11:15 A.M. 12-11-77

WAS RECEIVED IN BOOK

* Rec'd at 11:15 A.M. 12-11-77

REC'D BY SHERIFF OF SKAMANIA COUNTY, WASH.

Sgt. J. M. McCall

CLERK OF S. C. J. M. McCall

E. Neff

REC'D BY SHERIFF OF SKAMANIA COUNTY, WASH.

Sgt. J. M. McCall

CLERK OF S. C. J. M. McCall

E. Neff



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME Ronald J. Shewbridge
ADDRESS 7311 SW Hunt Club Lane

CITY AND STATE Portland Oregon 97223

RECEIVED	12-11-77
REC'D BY	REC'D BY
RECORDED	REC'D BY
RECALLED	REC'D BY
MAILED	REC'D BY

FILED IN RECORDER'S OFFICE ON REC'D DATE
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