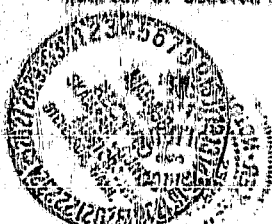


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BOOK 72 PAGE 4451

THIS INSTRUMENT IS HEREBY FILED FOR RECORD IN THE PUBLIC OFFICE OF THE COUNTY OF STANLEY, IDAHO, AND THE SELLER HAS AGREED TO SIGN AND SUBSCRIBE TO THE FOLLOWING COVENANTS:

(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 as 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 service, 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 for to maintain insurance, as herein required, the seller may make such payment of 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.

Saves 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.

James A. Haaland (SEAL)
Patricia K. Haaland (SEAL)
Allo Ann Smith (SEAL)

STATE OF WASHINGTON,
County of Klickitat (SEAL)

On this day personally appeared before me JAMES A. HAALAND and PATRICIA K. HAALAND
known to be the individuals 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 7th day of March, 1981.



Betty Lou Thunsaber
Notary Public in and for the State of Washington
residing at White Salmon, therein.

No. 8067
TRANSACTION EXCISE TAX

92133

MAR 9 1981
Amount Paid \$22.49

Slipman's County Treasurer
SAFECO TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE

SAFETY
Filed for Record at Request of

Registered
Indexed, D.S.
Indirect
Recorded
Mailed

STATE OF IDAHO
COUNTY OF STANLEY
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
James A. Haaland
ON March 9 1981
AT 22 PAGES
IN BOOK 72
OF STANLEY COUNTY, IDAHO
FILED 222
COUNTY CLERK

NAME James A. Haaland, Attorney at Law

ADDRESS 1001 1st St
CITY White Salmon, IDAHO 98772