

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 30th day of March, 1981
between JOAN G. WITTENBERG, as her separate estate, as to an undivided 1/3 interest;
between HARLEY L. JOHNSON and FRANCES A. JOHNSON, husband and wife, as to an undivided
1/3 interest, and JACK E. JOHNSON and ARDIS L. JOHNSON, husband and wife, as to
an undivided 1/3 interest
hereinafter called the "seller," and

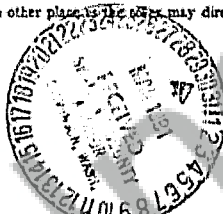
JOHN E. STOCKER and LAURIE A. STOCKER, husband and wife

hereinafter called the "purchaser,"

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:

See EXHIBIT "A" attached and
made a part hereto.

The terms and conditions of this contract are as follows: The purchase price is
TWENTY EIGHT THOUSAND FIVE HUNDRED AND NO/00-----(\$ 28,500.00) Dollars, of which
SIX THOUSAND AND NO/00-----(\$ 6,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
TWO HUNDRED FORTY SEVEN AND 75/00-----(\$ 247.75) Dollars,
or more at purchaser's option, on or before the 30th day of April, 19 81,
and TWO HUNDRED FORTY SEVEN AND 75/00-----(\$ 247.75) Dollars,
or more at purchaser's option, on or before the 30th day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of twelve per cent per annum from the 30th day of March, 19 81,
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at: Columbia Savings Bank - Stevenson, WA
or at such other place as the seller may direct in writing. 98648



No. 8111
TRANSACTION EXCISE TAX

MAR 30 1981

Amount Paid 1215.00

Skamania County Treasurer

By Richard L. Johnson

As referred to in this contract, "date of closing" shall be date of recording.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may on between grantor and grantee
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage,
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.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate
insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for
the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to
the seller.

(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
to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to
any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on 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 on said real estate or hereafter placed
thereon, and of the taking of said real estate or any part thereof for public use, and agrees that no 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 reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase
price but in case the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the repair, or restoration
of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such
insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such
improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard
form, or a commitment therefor, issued by Commercial Land Title Insurance Company insuring the purchaser to 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:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder
is to be made subject; said;
- 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.

EXHIBIT "A"

A parcel of land located in the Southeast Quarter of Section 29, Township 3 North,
Range 6 East of the Willamette Meridian, Skamania County, Washington, being Lot 4,
of Whittenberg, Johnson, Johnson Short Plat Filed in Book 1, Page 62, described as follows:

BEGINNING at the Northwest corner of

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(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 deed to said real estate, excepting any part of said real estate hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Restrictions, reservations, covenants and easements of record, if any.

(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 or to maintain insurance, as herein required, 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 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.

Service 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 at 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.

Joan G. Wittenberg
Joan G. Wittenberg
Harley L. Johnson
Harley L. Johnson
Francis A. Johnson
Francis A. Johnson

Jack E. Johnson
Jack E. Johnson
John E. Stucker
John E. Stucker
Laurie A. Stucker
Laurie A. Stucker

STATE OF WASHINGTON

COUNTY OF SAMANIA

STATE OF WASHINGTON

COUNTY OF SAMANIA

On this day personally appeared before me
Joan G. Wittenberg, Harley L. Johnson &
Francis A. Johnson, Jack E. Johnson &
Laurie A. Johnson

to me known to be the individual 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
25th day of March, 1981.

Notary Public in and for the State of Washington, residing at Stevenson, Washington.

On this day of before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on each stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

Registered
Indexed
Indirect
Recorded
Mailed

WHEN RECORDED RETURN TO

Name

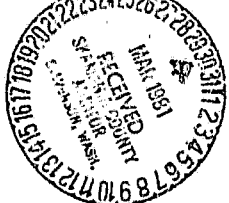
Address

City, State, Zip

THANK TO:
COLUMBIA SURETY BANK
STEVENSON, WA 98648

STATE OF WASHINGTON FOR RECORDER'S USE:
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Clark B. Little, Co.
OF P.O. Box 1384 - Tacoma, WA 98401
AT 11:30 A.M. 3/31 IN 81
WAS RECORDED IN BOOK 77
OF *Deeds* AT PAGE 540
RECORDS OF SAMANIA COUNTY, WASH.
Paul Thompson
COUNTY AUDITOR
W. H. H. H. DEPUTY

The terms and conditions of this contract are as follows: The purchase price is
 TWENTY EIGHT THOUSAND FIVE HUNDRED AND NO/00-----\$ 28,500.00) Dollars, of which
 SIX THOUSAND AND NO/00-----\$ 6,000.00) Dollars have
 been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
 TWO HUNDRED FORTY SEVEN AND 75/00-----\$ 247.75) Dollars,
 or more at purchaser's option, on or before the 31st day of April, 1981,
 and TWO HUNDRED FORTY SEVEN AND 75/00-----\$ 247.75) Dollars,
 or more at purchaser's option, on or before the 30th day of each succeeding calendar month until the balance of said
 purchase price shall have been fully paid. The purchaser further
 agrees to pay interest on the outstanding balance of said purchase price
 at the rate of twelve per cent per annum from the 30th day of March, 1981,
 which interest shall be deducted from each installment, and the balance of each payment applied in reduction of principal.
 All payments to be made hereunder shall be made at WIA (WIA) SARGE BANK - STEVENSON, WIA
 or at such other place as the parties may direct in writing. 97647



No. 8111
 TRANSACTION EXCISE TAX

MAR 30 1981
 Amount Paid 285.00
 Skamania County Treasurer
 By Wanda Helling

As referred to in this contract, "date of closing" shall be date of recording.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, 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.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(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 to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on 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 on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no 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 reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereof. If any improvements damaged by such taking, in case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless the purchaser elects that said proceeds shall be paid to the seller for application on the purchase price hereof.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a combination thereof issued by Commonwealth Land Title Insurance Company, insuring the purchaser to 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:

- Printed federal exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- 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.

EXHIBIT "A"

A parcel of land located in the Southeast Quarter of Section 29, Township 3 North, Range 1 East of the Willaette Meridian, Skamania County, Washington, being Lot 4, of Whittenberg, Johnson, Johnson Short Plat filed in Book 1, Page 62, described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 29; Thence South along the West line of the Southeast Quarter of the Southeast Quarter of Section 29, 150 feet, more or less, to the intersection with the Northerly right-of-way line of the S. P. & S. Railway line; Thence Easterly along said Northerly S.P.&S. Railway line right-of-way line 490 feet, more or less, to the intersection with the Southerly right-of-way line of State Route 14; Thence Westerly along said Southerly right-of-way line of SR 14, 1280 feet, more or less, to a point, said point being 530 feet east of the North-South center line of said Section 29; Thence South along a line parallel to and 530 feet east of the North-South center of Section line of said Section 29, a distance of 175, more or less, to a point on the North line of the property being sold on contract to Ronald J. Shewbridge, by instrument recorded December 11, 1979 under Auditor's File No. 90056, Volume 77, page 676, records of Skamania County; Thence East along the North line of said Shewbridge tract 800 feet, more or less to the point of beginning.

hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and costs in 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.

Joan G. Wittenberg
Joan G. Wittenberg
Harley L. Johnson
Harley L. Johnson
Francis A. Johnson
Francis A. Johnson

Jack E. Johnson
Jack E. Johnson
John E. Stocker
John E. Stocker
Laurie A. Stocker
Laurie A. Stocker

STATE OF WASHINGTON }
COUNTY OF SKAMANIA } ss.

STATE OF WASHINGTON }
COUNTY OF } ss.

On this day personally appeared before me
Joan G. Wittenberg, Harley L. Johnson &
Francis A. Johnson, Jack E. Johnson &

to me known to be the individual 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
25 day of March, 1981

John E. Stocker
Notary Public in and for the State of Wash-
ington, residing at Stevenson, Washington.

On this day of , the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared

and
to me known to be the President and Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.

Notary Public in and for the State of Washington,
residing at



COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Philadelphia, Pennsylvania

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name

Address

City, State, Zip

MAIL TO:
COLUMBIA SARGE BANK

STEVENSON, WA 98648

Registered
Indexed
Indirect
Recorded
Mailed

STATE OF WASHINGTON
COUNTY OF SKAMANIA
THIS SPACE PROVIDED FOR RECORDER'S USE:

BY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Clair C. Title Co.

OF P.O. Box 1348 - Thune, WA 98166

AT 11:30 A.M. 3/30 19 81

WAS RECORDED IN BOOK 79

OF *Deeds* AT PAGE 540

RECORDS OF SKAMANIA COUNTY, WASH.

Paul Thompson

COUNTY AUDITOR

Walter Jensen

DEPUTY