



REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 5th day of May, 1973
between HAROLD F. ANDERSON AND GENEVIEVE M. ANDERSON, husband and wife,
hereinafter called the "seller," and COLUMBIA VISTA CORPORATION, a Washington Corporation,
hereinafter called the "purchaser."

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the
aforesaid described real estate, with the appurtenances, in Skamania County, State of Washington:

A tract of land located in Government Lot 5 of Section 6, Township 3 North,
Range 8 East of the Willamette Meridian, described as follows:
BEGINNING at the southwest corner of the said Government Lot 5; thence along
the east line of said Government Lot 5 north 13.30 chains; thence east to
intersection with the east line of said Government Lot 5; thence south 13.30
chains to intersection with the south line of the said Government Lot 5;
thence west 19 chains, more or less, to the point of beginning;
EXCEPT that portion thereof described as follows: BEGINNING at a point 400
feet east and 17 feet north of the southwest corner of said Government Lot
5; thence north 264 feet; thence west 165 feet; thence south 241 feet; thence
east 165 feet to the point of beginning.

EXCEPTION: A conveyance to the public of a portion of said real estate to
be used for a public burying place by deed dated May 3, 1901, and recorded
May 4, 1901, at page 300 of Book Q of deed, record of Skamania County, Washington,
and described as follows: BEGINNING at a point 400 feet east and 17 feet
north of the southwest corner of the $\frac{5}{16}$ of the NW_{1/4} of Section 6, Township 3
North, Range 8 E. & S.; thence north 264 feet; thence east 251 feet; thence South
241 feet; thence west 200 feet to place of beginning.

EXCEPT an easement and right of way for a water pipeline as shown of record
EXCEPT easements and rights of way for public roads over and across the south
and west boundaries of the real estate described herein.

Unnotarized copy

(6) If seller's title to said real estate is subject to an existing contract or contracts under which same is held in accordance with the terms thereof, and upon default, the purchaser shall have the right to take over payment, and to move the default, and any payments so made shall be applied to the payments next falling due the seller, and the seller shall execute and deliver to purchaser a statutory warranty deed to said real estate, free of encumbrances except any that may attach after date of closing, and to a person 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 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 real estate in good repair and not to permit waste and not to let, 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 purchase is delivered to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, or 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 from date of payment until repaid, shall be repayable by purchaser on sale of a default, 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 hereinabove set forth, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments, accrued 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 therewith, and also the reasonable cost of searching records to determine the condition of title at the date such suit 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:

Harold F. Anderson (SEAL)
Genevieve M. Anderson (SEAL)
SKAMANIA VISTA CORPORATION
RECORDED AND INDEXED IN JUN 1973 (SEAL)

STATE OF WASHINGTON,
County of Clark } ss.

On this day personally appeared before me Harold F. Anderson and Genevieve M. Anderson, husband and wife, to me known to be the individuals described and who executed the within and foregoing instrument, and acknowledged that they signed the same as their true and voluntary act and deed,

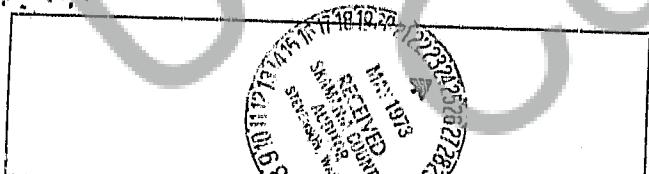
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of May, 1973

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

WHEN RECORDED, RETURN TO



76147

THE STATE OF WASHINGTON FOR RECORDER'S USE
SKAMANIA COUNTY, WASHINGTON

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OR WRITING, FILED BY

Harold F. Anderson

AT 10126 1/2 MAY 24 1973

REG'D IN BOOK 65

OR HAROLD F. ANDERSON AT PAGE 257

RECORDS OF SKAMANIA COUNTY, WASH.

COUNTY AUDITOR

Filed for Record at Request of

REGISTERED
INDEXED: DIR.
INDIRECT
RECORDED
COMPARED
MAILED

NAME City Investment Agency, Inc.

ADDRESS P.O. Box 1015

CITY AND STATE Camas, Washington