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REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 25th day of November, 1982, between ROBERT L. WILKIE and WREANA M. WILKIE, husband, hereinafter called the "sellers", and KENNETH KUSKIE and JULIE ANN KUSKIE, husband and wife, hereinafter called the "purchasers,"

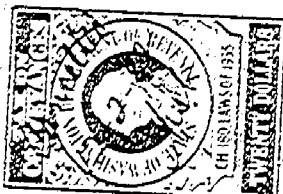
WITNESSETH: That the sellers agree to sell to the purchasers and the purchasers agree to purchase from the sellers the following described real estate, with the appurtenances, in Skamania County, State of Washington:

A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of Section 36, Township 3 North, Range 7 East of the Willamette Meridian; thence East along the North line of said Section 36, 1,320 feet, more or less, to the Northwest 1/16 corner; thence South along said Northwest 1/16 line, 1,927.36 feet; thence South 89°11'01" East 320 feet; thence North 89°11'01" West 33 feet; thence North parallel to said 1/16 line 65 feet; thence at right angles South 89°11'01" East 200 feet, more or less, to the westerly line of a tract of land conveyed to Dean Evans and Betty Evans, husband and wife, by instrument dated October 24, 1969, and recorded October 24, 1969, under Skamania County Auditor's File No. 71534, in Book 61 of Deeds at page 299, records of Skamania County Auditor, Skamania County, Washington; thence South along the West line of said Evans Tract 63 feet to the Southwest corner of said Evans Tract; thence East along the South line of said Evans Tract 129 feet to the West right of way line of county road known and designated as Maple Way; thence South along said right of way line 120 feet, more or less, to a point 170 feet North of the centerline of the Pacific Northwest Gas line easement, to the true point of beginning. Thence West 165 feet, thence South at right angles 200 feet more or less to the centerline of said gas line easement; thence northeasterly along said centerline 170 feet more or less to the West right of way line of county road known and designated as Maple Way; thence northerly along the West right of way line of said county road 170 feet to the point of beginning, said tract also known as Lot 1 of Short Plat filed in Book 2 of Short Plats at page 1, under Auditor's File No. 84239, Records of Skamania County, Washington.

The purchase price is Twenty One Thousand Two Hundred Thirty-five Dollars (\$21,235.00), to be paid as follows:

(a) Two Hundred Fifty and No/100 Dollars (\$250.00), or more at purchasers' option, on or before the 25th day of November, 1982, and Two Hundred Fifty and No/100 Dollars (\$250.00), or more at purchasers' option, on or before the 25th day of each succeeding calendar month for a period of twelve (12) months, and Three Hundred and No/100 Dollars (\$300.00), or more at purchasers' option, on or before the 25th day of November, 1983, and Three Hundred and No/100 Dollars (\$300.00), or more at purchasers' option, on or before the 25th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid.



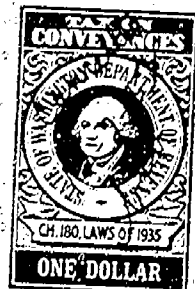
TRANSAC IN EXCISE TAX

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Amount Paid 21,235.00

Skamania County Treasurer

By [Signature]



(b) Purchasers agree to pay interest on the diminishing balance of the purchase price at the rate of twelve per cent (12%) per annum from November 25, 1982, 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 Riverview Savings Association, Stevenson, Washington 98648, or at such other place as the sellers may direct in writing.

As referred to in this contract, "date of closing" shall be November 25, 1982.

(1) The purchasers assume and agree to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate.

(2) Purchasers will keep any improvements or future improvements located on the property and the contents thereof insured against loss or damage by fire, windstorm, and all other casualties covered by "all risk" or extended coverage endorsements available in the State of Washington in an amount equal to the full insurable value thereof, on the initial and renewal policy dates, with a company acceptable to the sellers and with loss payable first to sellers as their interest may appear, and to pay all premiums for such insurance and deliver all policies and renewals thereof to the sellers. All such policies shall provide that they cannot be amended or cancelled without ten (10) days' written notice to sellers.

(3) Purchasers are acquiring the property "as is" and sellers make no representations or warranties except as to title as set forth herein. Without limiting the generality of the foregoing, purchasers acknowledge that they have made their own independent investigation respecting the property and will be relying entirely thereon and on the advice of any consultant they may retain. Purchasers may not rely upon any representation of any party whether or not such party purports to act on behalf of sellers, unless the representation is expressly set forth therein or in a subsequent document executed by sellers. All representations, warranties, understandings, and agreements between purchasers and sellers are merged herein and shall not survive closing.

(4) The purchasers assume 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 agree 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 sellers and applied as payment on the purchase price herein unless the sellers elect to allow the purchasers to apply all or a portion of such condemnation award to the rebuilding 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 purchasers elect that said proceeds shall be paid to the sellers for application on the purchase price herein.

(5) Purchasers will at all times keep and maintain the property and all improvements now or hereafter located on the property in as good a state of repair as they are upon the date of this contract or date of installation as to future improvements; reasonable wear and depreciation accepted. Purchasers shall replace or repair worn out or obsolete portions of the

improvements as necessary to keep the improvements as a whole in good operating condition. All maintenance, repair and replacement shall be at the purchasers' sole cost and expense, and neither the sellers nor the property shall be liable therefor, nor subject to attachment nor lien as a result thereof. This covenant is not to be construed to indicate that sellers have any participation in the maintenance of such improvements or the making of repairs or replacements.

(6) No building or other improvement on the property shall be structurally altered, removed or demolished, without sellers' prior written consent, nor shall any fixture or chattel covered by this contract be removed at any time without like consent unless actually replaced by an article of equal suitability, owned by the purchasers, free and clear of any lien or security interest except such as may be approved in writing by sellers.

(7) The sellers agree, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchasers a statutory warranty fulfillment deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the sellers, and subject only to easements of record.

(8) The rights hereby granted are personal to the purchasers and sellers' reliance upon purchasers' ability and integrity is a part of the consideration for this contract. Neither this contract nor any interest herein, nor the possession of the property, may be assigned or transferred by purchaser, nor shall purchasers make or enter into any contract for the sale of the property or any interest therein, without the prior written consent of sellers.

(9) Any attempt at assignment and transfer by purchasers in violation of the foregoing provisions may, at sellers' option, be deemed a default by purchasers and sellers may declare the remaining contract balance, accrued interest and any other sums owing by purchasers to sellers hereunder immediately due and payable.

(10) The purchasers shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchasers are not in default hereunder. The purchasers covenant not to permit waste on said premises and not to use, or permit the use of, the real estate for any illegal purpose. The purchasers covenant 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 purchasers are entitled to possession.

(11) Time and the covenants of purchasers set forth herein are of the essence of this agreement. If purchasers fail to make any payment precisely when due or breach any term or provision of this contract, sellers may, at their option, exercise any of the following alternative remedies upon giving purchasers thirty (30) days' written notice specifying the default and the remedy to be exercised should purchasers fail to secure all defaults at the expiration of the 30-day period.

(a) Suit for Delinquencies. Sellers may institute suit for any installments or other sums then due and payable under this agreement together with any sums advanced by sellers for and the amount of any delinquencies for items such as water assessments, taxes, insurance, payments and underlying obligations and lienable items, together with interest thereon at the rate of 12% per annum from the date each such payment was advanced or due, as the case may be.

(b) Acceleration. Sellers may declare the entire unpaid balance of the purchase price to be immediately due and payable and institute suit to collect such amounts, together with any sums advanced by the sellers for and the amount of any delinquencies for items such as water assessments, taxes, insurance, payments on underlying obligations, lienable items and other expenses incurred to protect sellers' interest in the property, together with interest thereon at the rate of 12% per annum from the date of each such advance. Payment by purchasers of any judgment obtained by sellers pursuant to this paragraph shall be a condition precedent to the delivery of a deed to said property by sellers or by the escrow agent, if any.

(c) Forfeiture. Sellers may elect to declare a forfeiture of and cancellation of this contract and upon such election being made, all rights of purchasers hereunder shall cease and terminate and sellers shall be entitled to take possession of the property, and all payments made by purchasers hereunder shall be retained by sellers in liquidation of all damages sustained by said default. In addition, should sellers commence a quiet title action in connection with such forfeiture or defend any claim in opposition to such forfeiture, sellers shall be entitled to recover from purchasers all further costs and attorneys' fees incurred therein and in any appeal. At the end of said 30-day period, sellers may enter into the property and take possession thereof and purchasers shall immediately surrender possession. If a forfeiture is declared, all payments which, but for the forfeiture, would have become due during the specified 30-day period and all costs and expenses including, but not limited to costs of title search and a reasonable attorney's fee, incurred by sellers in connection with the default must be paid in addition to the sums set forth in the notice of forfeiture as a condition to reinstatement of the contract. Should purchasers pay sellers an amount less than all sums required to reinstate the contract, sellers' acceptance of such sums shall not be deemed a waiver of any defaults or a reinstatement of the contract, and any such sums shall be retained by seller as liquidated damages should purchasers remain in default in any respect on the expiration of the 30-day period.

(d) Specific Performance. Sellers may institute suit to specifically enforce any of the purchasers' covenants hereunder.

The failure of sellers to elect to pursue any of the above remedies at any time upon a breach of any of the terms of this contract by the purchasers shall be deemed only an indulgence by the sellers with regard to that particular breach and shall not be construed, in any manner whatsoever, to be a waiver of any right of sellers to pursue any of the above remedies for the same or a different breach at a subsequent time; election of the sellers to utilize any particular remedy to enforce a breach of this contract shall not preclude sellers from electing to use an alternate remedy to enforce a subsequent breach. Any delay or failure of sellers to take action upon default shall not be construed as a waiver of said default. If sellers are required to institute legal action to enforce any of the remedies indicated, purchasers agree to pay sellers' costs and reasonable attorneys' fees incurred in such proceeding and any appeal thereof.

(12) Any notice, declaration, demand or communication to be given by any party to this contract to any other party shall be in writing and transmitted to the other party by either personally delivering the notice or by certified or registered mail, return receipt requested, addressed as follows:

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To Purchasers: Kenneth and Julie Ann Kuskie  
P.O. Box 441  
Stevenson, WA 98648

To Sellers: Robert L. and Wreaha M. Wilkie  
M.P. .09R Stewart Road  
Stevenson, WA 98648

Any party may change their address by giving written notice to the other party in the manner provided above, provided that in no event shall sellers be required to send any notice to more than two (2) addressees. The mailing and registering or certifying of any such notice, as herein provided shall be sufficient service thereof. Service shall be complete when such notice is registered or certified and placed in the United States mail as shown by the cancellation stamp or postage meter stamp, as the case may be.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

*Robert L. Wilkie*  
ROBERT L. WILKIE, Seller

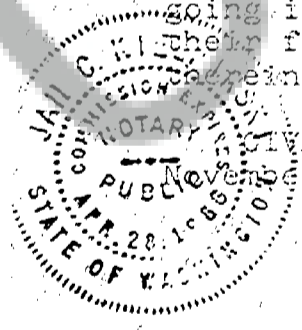
*Wreaha M. Wilkie*  
WREAHA M. WILKIE, Seller

*Kenneth Kuskie*  
KENNETH KUSKIE, Purchaser

*Julie Ann Kuskie*  
JULIE ANN KUSKIE, Purchaser

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this day personally appeared before me ROBERT L. WILKIE and WREAHA M. WILKIE, husband and wife, to me 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 22nd day of November, 1982.

*Jan C. [Signature]*  
Notary Public in and for the  
State of Washington, residing  
at Stevenson.