

Time is of the essence of this agreement. If the Purchaser shall fail to comply with or perform any covenant or agreement hereof promptly at the time and in the manner herein required, the Seller may elect to declare a forfeiture by written notice to the Purchaser, and at the expiration of thirty days thereafter this agreement shall be at an end and null and void if in the meantime the terms of this agreement have not been complied with by the Purchaser. In such event and upon Seller doing so, all payments made by the Purchaser hereunder and all improvements placed upon the premises shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession. Service of all demands and notices with respect to such declaration or forfeiture and cancellation may be made by registered mail at the following address:

or at such other address as the Purchaser shall indicate to the Seller in writing.

In the event of the taking of any part of the property for public use, or of the destruction of any of the improvements on the property by fire or other casualty, the moneys received by reason thereof shall be applied as a payment on account of the purchase price of the property, less any sum which may be required to be expended in procuring such money, or to the rebuilding or restoration of the premises.

The payments called for herein are to be made at seller's place of residence

XXXXXXXXXXXXXX

IN WITNESS WHEREOF, the parties hereto have signed this instrument in duplicate the day and year first above

SKAMANIA COMMUNITY CHURCH, by:

James D. Winter
Purchaser

Dennis F. Nelson
Seller

Title: Trust

STATE OF WASHINGTON.

County of Skamania

ss.

I, the undersigned, a Notary Public in and for the State, do hereby certify that on this 6th day of October, 1982, personally appeared before me NINA P. NELSON

to me known to be the individual described as seller and who executed the within instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(If seller is a corporation, attach corporate acknowledgment.)

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

ASSIGNMENT BY PURCHASER

The within named purchaser for and in consideration of the sum of _____ Dollars (\$ _____) does assign and convey all right and title in and to the within contract and the property described therein unto _____

as 95198

the seller, or successors in interest, to receive all money due there issue a deed to the said assignee, instead of the said purchaser. Said ms and conditions of said real estate contract.

19____

A: I HEREBY CERTIFY THAT THE WITHIN

Assignor(s)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

11-20 1-10 1983
81

MENT BY SELLER

of the sum of _____ Dollars (\$ _____)

he. Deed 884

tract to _____

can. Hay M. Olson

by bound by the terms and conditions of said real estate contract.

Da. to market

19____

As _____

Assignor(s)

ST. _____

ss.

Co. _____

said State, do hereby certify that on this _____ day of

I. _____

appeared before me _____

to r. _____

and who executed the above assignment, and acknowledged that

signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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