

COMMUNITY PROPERTY AGREEMENT

This Community Property Agreement entered into this date
by and between LEONARD R. BAXTER and CORA M. BAXTER, husband
and wife, both of North Bonneville, County of Skamania, State
of Washington:

W I T N E S S E T H:

WHEREAS, the parties hereto are the owners of certain real
and personal property situate in the State of Washington; and

WHEREAS, it is contemplated by the parties hereto that they
may acquire additional property in the future; and

WHEREAS, it is the desire hereto that all of their property
shall pass to the survivor without delay or expense in the
event of the death of either party;

NOW, THEREFORE, we, LEONARD R. BAXTER and CORA M. BAXTER,
for and in consideration of the love and affection which we have
one for the other, do hereby mutually agree that all of the
property which we now own separately, jointly or otherwise, and
whether real, personal or otherwise, and wheresoever situate, shall
be and it is hereby declared to be the community property of the
parties, and each of the parties to this agreement does hereby
convey and transfer to the other party and to the community, all
property owned by them, even though the same be held in his or her
separate estate; and

We hereby mutually agree that all of the property which
shall hereafter be acquired by either of us, whether separately,
jointly or otherwise, and of whatsoever nature and wheresoever
situate, shall be and it is hereby declared to be community pro-
perty, and each of the parties does hereby convey and transfer to the

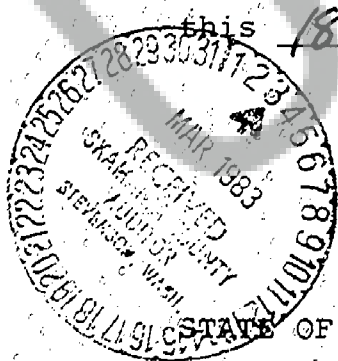
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other and to the community all such property hereafter acquired by either of them, even though the same be acquired in his or her separate estate, and

IT IS FURTHER AGREED that the whole of the community property now owned by us or hereafter acquired by us, including all property the status of which is changed or created by this agreement, shall at once, in the event of the death of LEONARD R. BAXTER while the said CORA M. BAXTER survives, be vested in CORA M. BAXTER absolutely and in fee simple as her sole and separate property; and in the event of the death of the said CORA M. BAXTER while the said LEONARD R. BAXTER survives, then the whole of the community property now owned by us or hereafter acquired by us, including all property the status of which is changed or created by this agreement, shall at once vest in the said LEONARD R. BAXTER absolutely and in fee simple as his sole and separate property.

IN WITNESS WHEREOF the parties have executed this agreement

this 18th day of May, 1979.

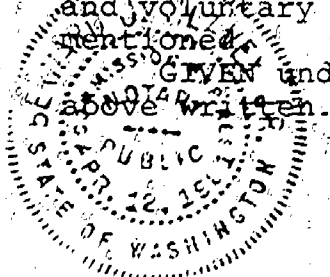


Leonard R. Baxter
LEONARD R. BAXTER

Cora M. Baxter
CORA M. BAXTER

STATE OF WASHINGTON)
County of Skamania)

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 18th day of May, 1979, personally appeared before me LEONARD R. BAXTER and CORA M. BAXTER, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal the day and year last above written.

Bernard J. Hammy
NOTARY PUBLIC in and for the State
of Washington, residing at Skamania