

OPTION TO PURCHASE

HENRY M. ROE and KATHLEEN G. ROE, husband and wife, hereinafter referred to as sellers, acknowledge receipt from CLETIS EMERY REEVES and NITA MAE REEVES, husband and wife, hereinafter referred to as purchasers, of the sum of Ten Dollars (\$10.00), for which purchasers are hereby given and granted the exclusive option to purchase the real property situated in Carson, County of Skamania, State of Washington, and described as follows:

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the said Section 21; thence East along the North line of the said subdivision 170 feet; thence South 290 feet; thence West 170 feet to intersection with the West line of the said Section 21; thence North 290 feet to the point of beginning.
EXCEPT the North 164 feet thereof.

Also known as Lot 2 of the Roe Short Plat.

Subject to right-of-way for Metzger Road along the West 20 feet of said premises.

This option is given on the following terms and conditions:

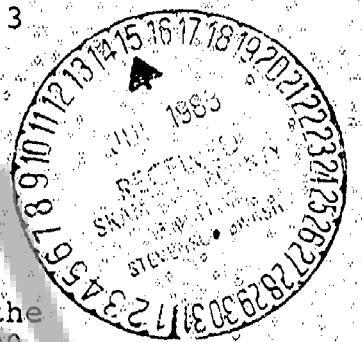
1. Sellers shall have the exclusive right to occupy through August 17, 1983 that certain real property described as:

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, described as follows:

The North 164 feet of the following described property:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the said Section 21; thence East along the North line of the said subdivision 170 feet; thence South 290 feet; thence West 170 feet to intersection with the West line of the said Section 21; thence North 290 feet to the point of beginning.

Also known as Lot 1 of the Roe Short Plat.



Subject to right-of-way for Metzger Road along the West 20 feet of said premises.

which is being conveyed from sellers to purchasers by Statutory Warranty Deed of even date herewith.

2. The entire purchase price to be paid for the subject real property shall be an amount equal to the assessed valuation as carried on the assessment rolls of the Skamania County Assessor as of the date the option is exercised.

3. Sellers shall not sell, convey, or encumber the property described in paragraph 1. hereof during the period of the option.

4. The option shall expire at 12:00 o'clock p.m., June 30, 1984, unless sooner exercised.

5. If this option is exercised as herein provided the consideration paid by purchasers shall not be credited on the purchase price of the property herein described.

6. The option shall be exercised by paying or tendering to the undersigned the entire purchase price, in cash, lawful money of the United States, cashier's check, or valid personal check of the purchasers.

7. On exercise of the option as herein provided sellers shall execute and deliver to purchasers, their heirs or assigns, a good and sufficient warranty deed. Such deed shall be delivered within thirty (30) days after such payment or tender.

8. If the option is not exercised as herein provided the amount paid by purchasers herewith shall be retained by sellers.

Dated this 12th day of July, 1983.

Henry M. Roe
HENRY M. ROE, Seller

Kathleen G. Roe
KATHLEEN G. ROE, Seller

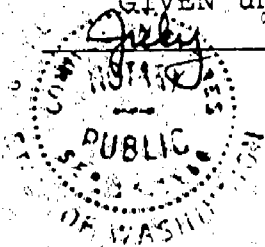
Cletis E. Reeves
CLETIS EMERY REEVES, Purchaser

Nita M. Reeves
NITA MAE REEVES, Purchaser

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me HENRY M. ROE and KATHLEEN G. ROE, 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 12th day of July, 1983.

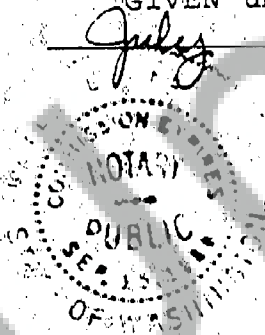


Gayle L. Ferguson
 Notary Public in and for the
 State of Washington, residing
 at Stevenson.

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me CLETIS EMERY REEVES and NITA MAE REEVES, 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 12th day of July, 1983.



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

STATE OF WASHINGTON)
) ss.
 County of Skamania)
 INSTRUMENT OF DEED
JAN C. KLEPINSKI
STEVENSON, WA.
2001 2 JULY 15 83

DEEDS

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J. M. Olson

d. Dai