

REAL ESTATE CONTRACT

THIS AGREEMENT, Made and entered into this 15th day of June, 1983,
by and between LONGVIEW FIBRE COMPANY, a Delaware corporation,
hereinafter called the Seller, residing in the City of Longview, State of Washington
and K. W. PETERSON
hereinafter called the Purchaser, residing in the City of _____, State of _____

WITNESSETH, That the Seller agrees to sell and the Purchaser agrees to purchase the following described real estate, with the appurtenances thereon, to wit:

3397

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO.

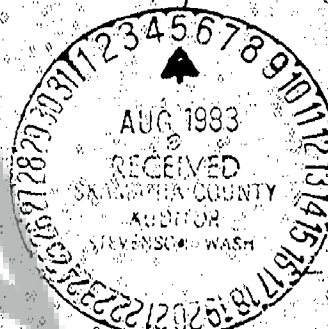
No. _____
TRA. TAX - FUTURE TAX

AUG 8 1983

Amount Paid 5,972.00
11.98 per cent
Skamania County Treasurer
By Deborah L. Welling Reg

situated in Skamania County, State of Washington, on the following terms: the
total purchase price is Fifty-Six Thousand and No/100 Dollars (\$ 56,000.00)
of which the sum of Sixteen Thousand Eight Hundred and No/100 Dollars (\$ 16,800.00)
has this day been paid by Purchaser, the receipt whereof is hereby acknowledged by Seller, and the
balance of Thirty-Nine Thousand Two Hundred and No/100 Dollars (\$ 39,200.00)
to be paid in the amounts and at the times stated as follows:

Thirteen Thousand Sixty-Six and 67/100 Dollars (\$13,066.67) plus
interest, on or before the 15th day of June, 1984, and continuing
annually until the balance of said purchase price shall have been
fully paid.



with interest on all deferred payments, to be computed from the date of this agreement at the rate of
12 per cent per annum and to be paid on each principal paying date. Purchaser may make
larger payments at anytime, or pay the contract in full, and interest shall immediately cease on all
payments so made.

It is agreed that the Purchaser shall have possession of said premises from the 15th day of June,
1983, provided that all the terms and conditions of this agreement are fully complied with.

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before
the same shall become delinquent.

Purchaser agrees to keep and maintain insurance on the improvements on said premises in the sum of not less than
N/A Dollars (\$ _____).

Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises; and
agrees to keep the buildings and all improvements on the premises in good condition and repair and not to permit waste;
and agrees not to use the premises for any illegal purpose.

In the event that the Purchaser shall fail to make any payment herein provided, the Seller may pay such taxes or assess-
ments and effect such insurance, and any amount so paid by the Seller shall be deemed a part of the purchase price and
shall become payable forthwith, with interest at the rate of 15 per cent per annum until paid, without prejudice to
any other rights of Seller by reason of such failure.

The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall
be liable under any covenants respecting the condition of the premises or for any agreement for alterations, improve-
ments or repairs unless the covenant or agreement relied upon is in writing and is attached to and made a part hereof.

The Seller agrees to procure within ten days of the date hereof, a Purchaser's policy of title insurance, insuring the
Purchaser to the full amount of the purchase price against loss or damage by reason of defect in the title of the Seller to
the real estate herein described or of reason of prior liens not assumed by the purchaser in this agreement.*

The Seller agrees, on full payment of the purchase price and interest in the manner hereinbefore specified, to execute
and deliver to Purchaser a Warranty Deed to the real estate, excepting any part which may hereafter be condemned, free
and clear of encumbrances, except those mentioned herein and any that may accrue hereafter through any person other
than the Seller.*

*This conveyance is made subject to Exceptions 2, 5, 6, 7, 8, 9, 10, 11, 12 and 17 of Skamania
County Title Co. Order #SK-13047 dated April 18, 1983.

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: P. O. Box 305, No. Bonneville, WA 98639

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 Longview Fibre Company, Accounting Department,
P. O. Box 3000, Longview, WA 98632

It is further agreed that:

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 with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

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

Purchaser

K.W. Peterson

Seller

R.V. Weller

STATE OF WASHINGTON.

County of

COWLITZ

ss. Attest:

Asst. Secretary

I, the undersigned, a Notary Public in and for the State, do hereby certify that on this 18th day of July, 1983, personally appeared before me K.W. Peterson

to me known to be the individual described as seller and who executed the within instrument, and acknowledged that he executed the same as his 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 the corporation, attach corporate acknowledgment.)

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

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 _____

and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said purchaser. Said assignee hereby assumes and agrees to fulfill the terms and conditions of said real estate contract.

Dated this _____ day of _____, 19____.

Assignee(s)

Assignor(s)

ASSIGNMENT BY SELLER

The within named seller for and in consideration of the sum of _____

Dollars (\$ _____)

hereby assigns all his right and title to the within contract to _____

and said assignee(s) hereby assume(s) and agree(s) to be bound by the terms and conditions of said real estate contract.

Dated this _____ day of _____, 19____.

Assignee(s)

Assignor(s)

(Deed from seller to assignee must be given with this assignment.)

STATE OF WASHINGTON.

County of _____

ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this _____ day of _____, 19____, personally appeared before me _____

to me known to be the individual described in and who executed the above assignment, and acknowledged that he 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 _____

98186

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EXHIBIT "A"

That part of the following described property lying south of the south line of an easement granted by Longview Fibre Company to Pacific Northwest Pipeline Corporation by document recorded at Page 157, Book 41 of Skamania County, Washington, records:

Government Lots 1 and 2 of Section 19; that portion of the Samuel and Mary Jane Hamilton Donation Land Claim No. 40 which lies in Section 19 and lies northerly of the Evergreen Highway No. 8, as said highway was located on September 2, 1953, all of said property being in Township 2 North, Range 7 East, W.M.

EXCEPTING THEREFROM, a strip of land being sixty (60) feet in width, forty (40) feet on the westerly side and twenty (20) feet on the easterly side of a centerline described as follows:

Beginning at the intersection of the west line of the S. M. Hamilton DLO with the north right-of-way line of the Evergreen Highway No. 8, as said highway was located on September 2, 1953; thence South $81^{\circ} 11' 45''$ East along the north line of said Highway No. 8 for a distance of 250.04 feet to the true point of beginning of the aforementioned centerline; thence North $00^{\circ} 01' 01''$ East for a distance of 335.60 feet; thence North $18^{\circ} 08' 18''$ West for a distance of 142.13 feet, more or less, to the south line of the Pacific Northwest Pipeline easement mentioned above.

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STATE OF WASHINGTON,
COUNTY OF SKAMANIA,) SS.

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY

LONGVIEW FIBRE COMPANY
PO BOX 6677
OF LONGVIEW, WA 98632

AT 3:25 P.M. AUG 5 1983

BOOK 82

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RECORDS OF SKAMANIA COUNTY, WASH

J.M. Olson
COUNTY AUDITOR

d. News

STATE OF WASHINGTON)
)
 COUNTY of COWLITZ) ss.

On this 7 day of July, 1944, before me personally appeared R. P. Wollenberg and G. E. Schwartz, to me known to be the President and Assistant Secretary, respectively, of the corporation that executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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



Edwin O. Harris
 Notary Public in and for the
 State of Washington
 Residing at Seattle, Wash.