



FILED FOR RECORD
 THIS TRACT PROVIDED FOR RECORD BY SKAMANIA CO. TITLE
 Jul 19 1 10 PM '94
 P. Olsson
 AUDITOR
 GARY M. OLSON

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name WestStar Escrow Inc.
 Address 222 SW Columbia Suite 860
 City, State, Zip Portland, Oregon 97201-6602

K68740A/SK18600

LPB-44 REV. 00

ANY OPTIONAL PROVISION NOT INITIALED BY ALL PERSONS SIGNING THIS CONTRACT - - WHETHER INDIVIDUALLY OR AS AN OFFICER OR AGENT - - IS NOT A PART OF THIS CONTRACT.

120050

BOOK 144 PAGE 605

**REAL ESTATE CONTRACT
 (RESIDENTIAL SHORT FORM)**

1. PARTIES AND DATE. This Contract is entered into on July 11, 1994

between Kennedy H. Davis and Barbara J. Davis, husband and wife, doing Business as Dalinco Properties and Carleton W. Moore and Joy M. Moore, husband and wife each as to an undivided one half interest as "Seller" and Mark M. Hayward, a single man

as "Buyer."

2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the following described real estate in Skamania County, State of Washington:

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 5, Township 1 North, Range 5 East and in the South Half of the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the DALINCO-MOORE SHORT PLAT, recorded in Book 3 of Short Plats, page 207, Skamania County, Washington, Records.

SUBJECT TO AND RESERVING THEREFROM a 20 foot easement for ingress, egress, normal and customary use and enjoyment, and construction of stairways, decks and landings, along the river front boundary of Lot 2, (said 20 feet to be measured Southeasterly from and at right angles to the "ordinary high water mark"), for the benefit of Lots 1 and 3.

3. PERSONAL PROPERTY. Personal property, if any, included in the sale is as follows:

**16760
 REAL ESTATE EXCISE TAX**

No part of the purchase price is attributed to personal property.

4. (a) PRICE. Buyer agrees to pay:
 \$ 56,000.00 Total Price
 Less (\$ 2,500.00) Down Payment PAID 716.80
 Less (\$ _____) Assumed Obligation(s) as deputy
 Results in \$ 53,500.00 Amount Financed by Seller
 SKAMANIA COUNTY TREASURER

(b) ASSUMED OBLIGATIONS. Buyer agrees to pay the above Assumed Obligation(s) by assuming and agreeing to pay that certain _____ dated _____ recorded as AF# _____ Seller warrants the unpaid balance of said obligation is \$ _____ which is payable \$ _____ on or before the _____ day of _____, 19 _____ interest at the rate of _____ % per annum on the declining balance thereof, and a like amount on or before the _____ day of each and every _____ thereafter until paid in full.

Note: Fill in the date in the following two lines only if there is an early cash out date.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL NOT LATER THAN _____, 19 _____

ANY ADDITIONAL ASSUMED OBLIGATIONS ARE INCLUDED IN ADDENDUM.

Registered
 Indexed, Dis
 Indirect
 Filled
 Mailed

Owing to Kimmel, Skamania County Assessor
 Parcel # 0-1-0505-2
 9-17-94

(c) PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay the sum of \$53,500.00 as follows:
 \$ 432.34 or more at buyer's option on or before the 11th day of August
 19 94 including interest from 7-11-94 at the rate of 10% % per annum on the
 declining balance hereof; and a like amount or more on or before 11th day of each and every
 month thereafter until paid in full. **

Note: Fill in the date in the following two lines only if there is an early cash out date.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN
 FULL NOT LATER THAN July 11 19 2014

Payments are applied first to interest and then to principal. Payments shall be made
 at Weststar Escrow Inc., 222 SW Columbia Suite 860, Portland, Or 97201
 or such other place as the Seller may hereafter indicate in writing.

5. FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS. If Buyer fails to make any payments
 on assumed obligation(s), Seller may give written notice to Buyer that unless Buyer makes the delinquent payment(s)
 within fifteen (15) days, Seller will make the payment(s), together with any late charge, additional interest, penalties,
 and costs assessed by the Holder of the assumed obligation(s). The 15-day period may be shortened to avoid the exercise of
 any remedy by the holder of the assumed obligation. Buyer shall immediately after such payment by Seller reimburse
 Seller for the amount of such payment plus a late charge equal to five percent (5%) of the amount so paid plus all costs
 and attorneys' fees incurred by Seller in connection with making such payment.

6. (a) OBLIGATIONS TO BE PAID BY SELLER. The Seller agrees to continue to pay from payments received
 hereunder the following obligation, which obligation must be paid in full when Buyer pays the purchase price in
 full:

That certain n/a dated recorded as AF #

ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM.

(b) EQUITY OF SELLER PAID IN FULL. If the balance owed the Seller on the purchase price herein becomes
 equal to the balances owed on prior encumbrances being paid by Seller, Buyer will be deemed to have assumed said
 encumbrances as of that date. Buyer shall thereafter make payments direct to the holders of said encumbrances and
 make no further payments to Seller. Seller shall at that time deliver to Buyer a fulfillment deed in accordance with the
 provisions of Paragraph 8.

(c) FAILURE OF SELLER TO MAKE PAYMENTS ON PRIOR ENCUMBRANCES. If Seller fails to make any
 payments on any prior encumbrance, Buyer may give written notice to Seller that unless Seller makes the delinquent
 payments within 15 days, Buyer will make the payments together with any late charge, additional interest, penalties,
 and costs assessed by the holder of the prior encumbrance. The 15-day period may be shortened to avoid the exercise
 of any remedy by the holder of the prior encumbrance. Buyer may deduct the amounts so paid plus a late charge of 5%
 of the amount so paid and any attorneys' fees and costs incurred by Buyer in connection with the delinquency from
 payments next becoming due Seller on the purchase price. In the event Buyer makes such delinquent payments on
 three occasions, Buyer shall have the right to make all payments due thereafter direct to the holder of such prior
 encumbrance and deduct the then balance owing on such prior encumbrance from the then balance owing on the
 purchase price and reduce periodic payments on the balance due Seller by the payments called for in such prior
 encumbrance as such payments become due.

7. OTHER ENCUMBRANCES AGAINST THE PROPERTY. The property is subject to encumbrances
 including the following listed tenancies, easements, restrictions and reservations in addition to the obligations
 assumed by Buyer and the obligations being paid by Seller:
 Rights of others thereto entitled in and to the continued uninterrupted flow of the
 Washougal River, and rights of upper and lower riparian owners in and to the use of
 the waters and the natural flow thereof; Any adverse claims based upon the assertion
 that the Washougal River, has moved; Easements as shown on the recorded plat; Declaration
 of Conditions, Reservations and Restrictions recorded 5/14/92 in Book 128, page 686;
 Easement for ingress and egress and other usages including the terms and provisions thereof,
 recorded May 5, 1994 in Book 142, pages 913-920.

** IN ADDITION TO THE ABOVE MONTHLY PAYMENTS, PURCHASER AGREES TO PAY AN ADDITIONAL
 PAYMENT OF \$2,500.00 ON AUGUST 11, 1994 and \$2,500.00 ON SEPTEMBER 11, 1994,
 PAYMENT OF \$2,500.00 ON OCTOBER 11, 1994 and \$1,200.00 ON NOVEMBER 11, 1994.

ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM.

8. FULFILLMENT DEED. Upon payment of all amounts due Seller, Seller agrees to deliver to Buyer a Statutory
 Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not apply to any
 encumbrances assumed by Buyer or to defects in title arising subsequent to the date of this Contract by, through or
 under persons other than the Seller herein. Any personal property included in the sale shall be included in the
 fulfillment deed.

9. LATE CHARGES. If any payment on the purchase price is not made within ten (10) days after the date it is due,
 Buyer agrees to pay a late charge equal to 5% of the amount of such payment. Such late payment charge shall be in
 addition to all other remedies available to Seller and the first amounts received from Buyer after such late charges are
 due shall be applied to the late charges.

10. NO ADVERSE EFFECT ON PRIOR ENCUMBRANCES. Seller warrants that entry into this Contract will
 not cause in any prior encumbrance (a) a breach, (b) accelerated payments, or (c) an increased interest rate, unless (a),
 (b) or (c) has been consented to by Buyer in writing.

11. POSSESSION. Buyer is entitled to possession of the property from and after the date of this Contract,
 or July 11, 1994 19, whichever is later, subject to any tenancies described in
 Paragraph 7.

12. **TAXES, ASSESSMENTS AND UTILITY LIENS.** Buyer agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Buyer may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Buyer agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract. If real estate taxes and penalties are assessed against the property subsequent to date of this Contract because of a change in use prior to the date of this Contract for Open Space, Farm, Agricultural or Timber classifications approved by the County or because of a Senior Citizen's Declaration to Defer Property Taxes filed prior to the date of this Contract, Buyer may demand in writing payment of such taxes and penalties within 30 days. If payment is not made, Buyer may pay and deduct the amount thereof plus 5% penalty from the payments next becoming due Seller under the Contract.

13. **INSURANCE.** Buyer agrees to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Buyer plus the balance due Seller, or full insurable value, whichever is lower. All policies shall be held by the Seller and be in such companies as the Seller may approve and have loss payable first to any holders of underlying encumbrances, then to Seller as their interests may appear and then to Buyer. Buyer may within 30 days after loss negotiate a contract to substantially restore the premises to their condition before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless the underlying encumbrances provide otherwise. Otherwise the amount collected under any insurance policy shall be applied upon any amounts due hereunder in such order as the Seller shall determine. In the event of forfeiture, all rights of Buyer in insurance policies then in force shall pass to Seller.

14. **NONPAYMENT OF TAXES, INSURANCE AND UTILITIES CONSTITUTING LIENS.** If Buyer fails to pay taxes or assessments, insurance premiums or utility charges constituting liens prior to Seller's interest under this Contract, Seller may pay such items and Buyer shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.

15. **CONDITION OF PROPERTY.** Buyer accepts the property in its present condition and acknowledges that Seller, his agents and subagents have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set forth herein. Buyer agrees to maintain the property in such condition as complies with all applicable laws.

16. **RISK OF LOSS.** Buyer shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Buyer from any of Buyer's obligations pursuant to this Contract.

17. **WASTE.** Buyer shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destruction of the property. Buyer shall not remove commercial timber without the written consent of Seller.

18. **AGRICULTURAL USE.** If this property is to be used principally for agricultural purposes, Buyer agrees to conduct farm and livestock operations in accordance with good husbandry practices. In the event a forfeiture action is instituted, Buyer consents to Seller's entry on the premises to take any reasonable action to conserve soil, crops, trees and livestock.

19. **CONDEMNATION.** Seller and buyer may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Buyer may within 30 days after condemnation and removal of improvements, negotiate a contract to substantially restore the premises to their condition before the removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless underlying encumbrances provide otherwise. Otherwise, proceeds of the award shall be applied in payment of the balance due on the purchase price, as Seller may direct.

20. **DEFAULT.** If the Buyer fails to observe or perform any term, covenant or condition of this Contract, Seller may:

(a) **Suit for Installments.** Sue for any delinquent periodic payment; or

(b) **Specific Performance.** Sue for specific performance of any of Buyer's obligations pursuant to this Contract; or

(c) **Forfeit Buyer's Interest.** Forfeit this Contract pursuant to Ch. 61.30, RCW, as it is presently enacted and may hereafter be amended. The effect of such forfeiture includes: (i) all right, title and interest in the property of the Buyer and all persons claiming through the Buyer shall be terminated; (ii) the Buyer's rights under the Contract shall be cancelled; (iii) all sums previously paid under the Contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto; (iv) all improvements made to and unharvested crops on the property shall belong to the Seller; and (v) Buyer shall be required to surrender possession of the property, improvements, and unharvested crops to the Seller 10 days after the forfeiture.

(d) **Acceleration of Balance Due.** Give Buyer written notice demanding payment of said delinquencies and payment of a late charge of 5% of the amount of such delinquent payments and payment of Seller's reasonable attorney's fees and costs incurred for services in preparing and sending such Notice and stating that if payment pursuant to said Notice is not received within thirty (30) days after the date said Notice is either deposited in the mail addressed to the Buyer or personally delivered to the Buyer, the entire balance owing, including interest, will become immediately due and payable. Seller may thereupon institute suit for payment of such balance, interest, late charge and reasonable attorneys' fees and costs.

(e) **Judicial Foreclosure.** Sue to foreclose this contract as a mortgage, in which event Buyer may be liable for a deficiency.

21. **RECEIVER.** If Seller has instituted any proceedings specified in Paragraph 20 and Buyer is receiving rental or other income from the property, Buyer agrees that the appointment of a receiver for the property is necessary to protect Seller's interest.

22. **BUYER'S REMEDY FOR SELLER'S DEFAULT.** If Seller fails to observe or perform any term, covenant or condition of this Contract, Buyer may, after 30 days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.

23. **NON-WAIVER.** Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any remedies as provided herein.

24. **ATTORNEYS' FEES AND COSTS.** In the event of any breach of this Contract, the party responsible for the breach agrees to pay reasonable attorneys' fees and costs, including costs of service of notices and title searches, incurred by the other party. The prevailing party in any suit instituted arising out of this Contract and in any forfeiture proceedings arising out of this Contract shall be entitled to receive reasonable attorneys' fees and costs incurred in such suit or proceedings.

25. **NOTICES.** Notices shall be either personally served or shall be sent certified mail, return receipt requested and by regular first class mail to Buyer at _____

5903 SE Willow Street, Milwaukie, Oregon 97222

_____ and to Seller at
2229 E. Burnside #140, Gresham, Oregon 97030

or such other addresses as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed. Notice to Seller shall also be sent to any institution receiving payments on the Contract.

26. **TIME FOR PERFORMANCE.** Time is of the essence in performance of any obligations pursuant to this Contract.

27. **SUCCESSORS AND ASSIGNS.** Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors and assigns of the Seller and the Buyer.

28. **OPTIONAL PROVISION -- SUBSTITUTION AND SECURITY ON PERSONAL PROPERTY.** Buyer may substitute for any personal property specified in Paragraph 3 herein other personal property of like nature which Buyer owns free and clear of any encumbrances. Buyer hereby grants Seller a security interest in all personal property specified in Paragraph 3 and future substitutions for such property and agrees to execute a financing statement under the Uniform Commercial Code reflecting such security interest.

SELLER

INITIALS:

BUYER

Not Applicable

Not Applicable

Not Applicable

Not Applicable

29. **OPTIONAL PROVISION -- ALTERATIONS.** Buyer shall not make any substantial alteration to the improvements on the property without the prior written consent of Seller, which consent will not be unreasonably withheld.

SELLER

INITIALS:

BUYER

Not Applicable

Not Applicable

Not Applicable

Not Applicable

30. **OPTIONAL PROVISION -- DUE ON SALE.** If Buyer, without written consent of Seller, (a) conveys, (b) sells, (c) leases, (d) assigns, (e) contracts to convey, sell, lease or assign, (f) grants an option to buy the property, (g) permits a foreclosure or foreclosure or trustee or sheriff's sale of any of the Buyer's interest in the property or this Contract, Seller may at any time thereafter either raise the interest rate on the balance of the purchase price or declare the entire balance of the purchase price due and payable. If one or more of the entities comprising the Buyer is a corporation, any transfer or successive transfers in the nature of items (a) through (g) above of 49% or more of the outstanding capital stock shall enable Seller to take the above action. A lease of less than 3 years (including options for renewals), a transfer to a spouse or child of Buyer, a transfer incident to a marriage dissolution or condemnation, and a transfer by inheritance will not enable Seller to take any action pursuant to this Paragraph; provided the transferee other than a condemnor agrees in writing that the provisions of this paragraph apply to any subsequent transaction involving the property entered into by the transferee.

SELLER

INITIALS:

BUYER

Not Applicable

Not Applicable

Not Applicable

Not Applicable

31. **OPTIONAL PROVISION -- PRE-PAYMENT PENALTIES ON PRIOR ENCUMBRANCES.** If Buyer elects to make payments in excess of the minimum required payments on the purchase price herein, and Seller, because of such prepayments, incurs prepayment penalties on prior encumbrances, Buyer agrees to forthwith pay Seller the amount of such penalties in addition to payments on the purchase price.

SELLER

INITIALS:

BUYER

Not Applicable

Not Applicable

Not Applicable

Not Applicable

32. **OPTIONAL PROVISION -- PERIODIC PAYMENTS ON TAXES AND INSURANCE.** In addition to the periodic payments on the purchase price, Buyer agrees to pay Seller such portion of the real estate taxes and assessments and fire insurance premium as will approximately total the amount due during the current year based on Seller's reasonable estimate.

The payments during the current year shall be \$ n/a per _____
 Such "reserve" payments from Buyer shall not accrue interest. Seller shall pay when due all real estate taxes and insurance premiums, if any, and debit the amounts so paid to the reserve account. Buyer and Seller shall adjust the reserve account in April of each year to reflect excess or deficit balances and changed costs. Buyer agrees to bring the reserve account balance to a minimum of \$10 at the time of adjustment.

SELLER	INITIALS:	BUYER
<u>Not Applicable</u>		<u>Not Applicable</u>
<u>Not Applicable</u>		<u>Not Applicable</u>

33. **ADDENDA.** Any addenda attached hereto are a part of this Contract.

34. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement of the parties and supercedes all prior agreements and understandings, written or oral. This Contract may be amended only in writing executed by Seller and Buyer.

IN WITNESS WHEREOF the parties have signed and sealed this Contract the day and year first above written.

SELLER	BUYER
<u>[Signature]</u> Kenneth H. Davis	<u>[Signature]</u> Mark H. Hayward
<u>[Signature]</u> Barbara J. Davis, by	
<u>[Signature]</u> Ken Davis, her attorney in fact.	
<u>[Signature]</u> Carleton W. Moore	<u>[Signature]</u> Joy M. Moore, (seller)

STATE OF WASHINGTON)
) ss.
 COUNTY OF _____)
 On this _____ day personally appeared before me _____

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

GIVEN under my hand and official seal this _____ day of _____, 19____

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

STATE OF WASHINGTON)
) ss.
 COUNTY OF _____)
 On this _____ day of _____, 19____
 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____
 and _____
 to me known to be the _____ President and _____ Secretary, respectively, of _____
 the corporation that executed the foregoing instrument, and acknowledged the said 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 _____ authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

 Notary Public in and for the State of Washington, residing at _____
 My Commission expires on _____

INDIVIDUAL ACKNOWLEDGEMENT

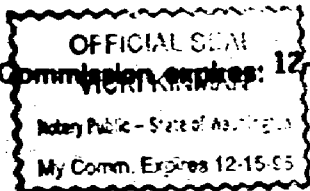
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STATE OF Washington , Clark County ss:

On this 11 day of July , A.D. 19 94 , before me, the undersigned, a Notary Public in and for the State of Washington , duty commissioned and sworn, personally appeared Carleton W. Moore and Joy H. Moore

personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they each signed and sealed the said instrument as their own 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 first above written.



My Commission expires: 12-15-95

[Signature]
Notary Public in and for the State of Washington
Residing at Ridgefield

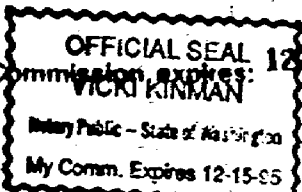
INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Washington , Clark County ss:

On this 11 day of July , A.D. 19 94 , before me, the undersigned, a Notary Public in and for the State of Washington , duty commissioned and sworn, personally appeared Mark Mc Hayward

personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument 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 first above written.



My Commission expires: 12-15-95

[Signature]
Notary Public in and for the State of Washington
Residing at Ridgefield

ACKNOWLEDGEMENT BY SELF AND AS ATTORNEY IN FACT

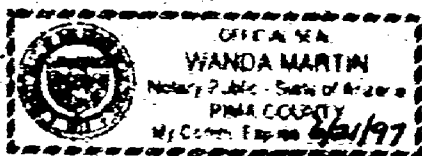
STATE OF ARIZONA , PIMA County ss:

On this 13th day of July , A.D. 19 94 , before me, the undersigned, a Notary Public in and for the State of Arizona and sworn, personally appeared Ken Davis

Ken Davis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument for himself and as attorney in fact of Barbara J. Davis also therein described, and acknowledged to me that he signed and sealed the same as his voluntary act and deed and as the free and voluntary act and deed of the said affiant for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Barbara J. Davis is now living.

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

My Commission expires: 6/21/97



Wanda Martin
Notary Public in and for the State of Arizona
Residing at 4107 E. 26th St.
Tucson, AZ 85711