



Chicago Title
Insurance Company

FILED FOR RECORD
SKAMANIA CO. WASH
BY Chicago Title

SEP 8 9 40 AM '95
THIRTY-THREE HOURS
THIRTY-THREE HOURS

P. Lowry
AUDITOR
GARY H. OLSON

FILED FOR RECORD AT REQUEST OF

K 74171 JW
WHEN RECORDED RETURN TO

Name Jeffrey & Tracy Reis
Address c/o Chapter 13 Trustee
City, State, Zip _____

LPB-44 REV. 88

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.

REAL ESTATE CONTRACT
(RESIDENTIAL SHORT FORM)

123261

BOOK 152 PAGE 299

1. PARTIES AND DATE. This Contract is entered into on July 22, 1995 August 31, 1995

between JEFFREY P. REIS & TRACY L. REIS, joint tenancy with right of survivorship, as to Parcel I and JEFFREY P. REIS & TRACY L. REIS, who acquired title as Jeffrey P. Reis & Tracy L. Baumgardner, as to Parcel II as "Seller" and

DALE H. EICHER & SUSAN K. EICHER, husband and wife

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.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

17614
REAL ESTATE EXCISE TAX

SEP 8 1995
PND 1280.00

SKAMANIA COUNTY TREASURER

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

NONE

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

4. (a) PRICE. Buyer agrees to pay:
\$ 100,000.00 Total Price
Less (\$ 10,494.71) Down Payment
Less (\$ -0-) Assumed Obligation(s)
Results in \$ 89,505.29 Amount Financed by Seller.

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

ANY ADDITIONAL ASSUMED OBLIGATIONS ARE INCLUDED IN ADDENDUM.

Buyer's Name, Signature, County, Date
Dale H. Eicher, Susan K. Eicher
Skamania County
Sept 8, 1995

Signature
Indorsed, Dir
Indirect
Filed
Noted

(c)

PAYMENT OF AMOUNT FINANCED BY SELLER

BOOK 152 PAGE 360

Buyer agrees to pay the sum of \$ 89,505.29 as follows:
\$ **** or more at buyer's option on or before the day of ,
19 **** interest from at the rate of **** % per annum on the
 (including/plus) declining balance thereof; and a like amount or more on or before day of each and every
 (month/year) 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 November 30 19 95.

Payments are applied first to interest and then to principal. Payments shall be made
at CHAPTER 13 Trustee

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.

FOR SUBJECT TO'S SEE EXHIBIT 'C' ATTACHED.

****The contract balance will be due & payable, in full, on or before November 30,
1995. Interest will be zero (0%) for the first ninety days beginning on 9/6/95
and at eight (8%) percent per annum beginning 12/6/95.

SEE ATTACHED EXHIBIT 'B' FOR ADDITIONAL TERMS OF THIS CONTRACT.

ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM.

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 1% 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 connected to by Buyer in writing.

11. **POSSESSION.** Buyer is entitled to possession of the property from and after the date of this Contract,
or UPON RECORDING 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 _____

10106 NE 23rd AVENUE, VANCOUVER, WA. 98662

and to Seller at _____

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

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

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 forfeiture 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

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

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 \$ _____ 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

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
Jeffrey P. Reis
JEFFREY P. REIS
Tracy L. Reis
TRACY L. REIS

BUYER
Dale H. Eicher
DALE H. EICHER
Susan K. Eicher
SUSAN K. EICHER

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

On this day personally appeared before me
JEFFREY P. REIS & TRACY L. REIS
DALE H. EICHER & SUSAN K. EICHER

to me known to be the individual 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

1st day of September 1995

Shirley Chalk
Notary Public in and for the State of
Washington, residing at Vanc

My Commission expires 3/1/98

STATE OF WASHINGTON)
COUNTY OF) ss.

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 _____

RECORDER'S NOTE: NOTARY
SEAL NOT ATTACHED AT
TIME OF RECORDING

PARCEL I:

The land referred to in this commitment is situated in the State of Washington, County of Skamania and is described as follows:

A portion of Tract No. 10 of COLUMBIA RIVER ESTATES, as more particularly shown on a survey thereof recorded at page 384 of Book "J" of miscellaneous records under Auditor's File No. 75656, records of Skamania County, Washington; said real property being a portion of the West half of the Northwest quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, and more particularly described as follows:

BEGINNING at the Northwest corner of the said Tract No. 10, said Northwest corner being North $00^{\circ}36'09''$ East 1,595.43 feet and South $89^{\circ}23'51''$ East 659.33 feet from the Southwest corner of the said Northwest quarter of Section 23 as measured along the said West line of the Northwest quarter and at a right angle from said West line; thence South $88^{\circ}54'00''$ East along the North line of said Tract No. 10, 300 feet to the true point of beginning; thence South $00^{\circ}36'09''$ West 327.96 feet to the West line of said Tract No. 10; thence South $37^{\circ}54'33''$ East 67.63 feet to a 59.37 foot radius curve to the right; thence along said 59.37 foot radius curve to the right 21.84 feet; thence South $88^{\circ}54'00''$ East 291 feet, more or less, to the East line of said West half of the Northwest quarter of Section 23; thence North along said East line 460 feet, more or less, to a point on the North line of said Tract No. 10 which bears South $88^{\circ}54'00''$ East to the true point of beginning; thence North $88^{\circ}54'00''$ West 343 feet, more or less, to the true point of beginning.

PARCEL II:

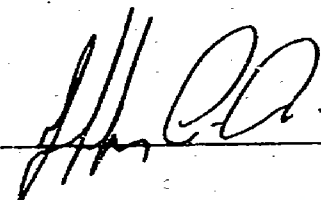
A tract of land located in the West half of the Northwest quarter of Section 23, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northwest corner of tract 10 as recorded in Book "J" of miscellaneous records at page 384, Records of Skamania County, Washington, said Northwest corner being North $00^{\circ}36'09''$ East, 1,595.43 feet and South $89^{\circ}23'51''$ East 659.33 feet from the Southwest corner of the said Northwest quarter of Section 23 as measured along side West line of the Northwest quarter and at a right angle from said West line; thence South $88^{\circ}54'00''$ East along the North line of said Tract 10 a distance of 300 feet; thence South $00^{\circ}36'09''$ West 327.96 feet to the West line of said Lot 10; thence North $37^{\circ}54'33''$ West 248.36 feet to a 202.11 foot radius curve to the left; thence along said 202.11 foot curve 49.75 feet; thence North $52^{\circ}00'43''$ West 75.23 feet to a 180.60 foot radius curve 69.45 feet; thence North $33^{\circ}08'56''$ West 13.65 feet to the point of beginning.

J. E.
D. A. E.

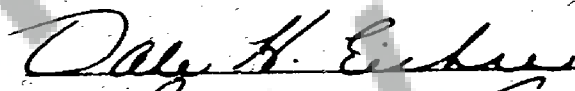
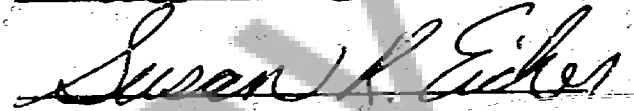
SELLERS AGREE TO REMOVE ALL PERSONAL PROPERTY AND REFUGE FROM THE PROPERTY PRIOR TO CLOSING, INCLUDING THE CONTENTS OF THE GARAGE. CONTENTS OF THE GARAGE MUST BE REMOVED PRIOR TO CLOSING WITHOUT EXCEPTION, HOWEVER IF THE BALANCE OF THE SELLERS PROPERTY IS NOT REMOVED PRIOR TO CLOSING, THIRTY-FIVE HUNDRED DOLLARS (\$3500.00) MAY BE DEDUCTED FROM THE BALANCE DUE TO THE SELLERS, AND IF AFTER THIRTY (30) DAYS, FROM THE DATE OF CLOSING, PERSONAL PROPERTY OF ANY KIND IS STILL ON THE PROPERTY, THE BUYERS, AT THEIR DISCRETION, MAY DISPOSE OF SAID PROPERTY IN ANY WAY THEY CHOOSE. AT THAT TIME THE BUYERS ARE ENTITLED TO THE THIRY-FIVE HUNDRED DOLLAR (\$3500.00) REDUCTION IN THE AMOUNT DUE THE SELLERS.

IT IS ALSO AGREED THAT THE SELLER WILL MOVE OUT NO LATER THAN TEN (10) TEN DAYS AFTER CLOSING, AND THAT ALL PERSONAL PROPERTY WILL BE REMOVED FROM THE PREMISES. ALL PERSONAL PROPERTY MUST BE REMOVED FROM THE GARAGE PRIOR TO CLOSING. IF OTHER PERSONAL PROPERTY IS NOT REMOVED WITHIN THIRTY (30) DAYS FROM THE DATE OF CLOSING, THE BUYERS WILL FORFEIT THE THIRTY-FIVE HUNDRED DOLLARS (\$3500.00) FROM THE FINAL AMOUNT DUE THEM AND THAT ANY PERSONAL PROPERTY AND REFUGE NOT REMOVED WITHIN THIRTY (30) DAYS AFTER CLOSING MAY BE DISPOSED OF BY THE BUYERS AT THEIR DISCRETION. THE BUYER MAY DEDUCT THIS AMOUNT FROM THE BALANCE DUE THE SELLER. IN ANY EVENT ALL PERSONAL PROPERTY AND REFUGE MUST BE REMOVED FROM THE GARAGE PRIOR TO CLOSING.



Jerry L. Rio

SELLERS

Susan H. Eichen

PURCHASERS

EXHIBIT 'C'

BOOK 152 PAGE 306

SUBJECT TO: DELINQUENT GENERAL PROPERTY TAXES FOR 1990-1995 on parcel #02-06-23-2-0-0102-00 & DELINQUENT GENERAL PROPERTY TAXES FOR 1989-1995 FOR PARCEL # 02-06-23-2-0-0102-00 (parcel II). JUDGEMENT ENTERED DECEMBER 23, 1981 UNDER CAUSE NO. 6800, IN FAVOR OF MARCUS D. HANSETH & LAURIE HANSETH. WRIT OF EXECUTION ON CAUSE NO. 6800 ISSUED BY SKAMANIA COUNTY SUPERIOR COURT ON DECEMBER 23, 1981. LIS PENDENS RECORDED NOVEMBER 20, 1981 AS RECORDING NO. 93365, BOOK 80, PAGE 579. JUDGEMENT DATED DECEMBER 3, 1992, SUPERIOR COURT CAUSE NO. 92-2-00091-3 IN FAVOR OF SKAMANIA COUNTY, WASHINGTON FOR DELINQUENT TAXES. PENDING ACTION IN SKAMANIA COUNTY SUPERIOR COURT UNDER CAUSE NO. 94-2-00088-0, BEING AN ACTION FOR TAX FORECLOSURE. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AUDITOR'S FILE NO. 112741 FOR WATER LINES. AN EASEMENT AND RIGHT OF WAY FOR USE & MAINTENANCE OF EXISTING ROAD GRANTED TO STEVENSON PLYWOOD CORPORATION. AN EASEMENT & RIGHT OF WAY FOR UTILITIES AS GRANTED UNDER AUDITOR'S FILE NO. 68322. EASEMENTS & RIGHTS OF WAY FOR PUBLIC ROADS AS RECORDED UNDER AUDITOR'S FILE NO. 75656. CERTIFICATE OF SURFACE RIGHTS RECORDED UNDER AUDITOR'S FILE NO. 67662. AN EASEMENT & RIGHT OF WAY FOR USE OF EXISTING ROAD GRANTED TO CROWN/ZELLERBACH CO.

JK
D.A.W.