

Filed for Record at Request of  
Clark County Title Company

AFTER RECORDING MAIL TO:

Name DAVID A. HEDGES

Address 7006 NE 79TH COURT

City, State, Zip PORTLAND, OR 97218-2816

Escrow number: 45772CF

This Space Reserved For Recorder's Use:

FILED FOR RECORD  
SKAMANIA CO WASH  
CLARK COUNTY TITLE

APR 12 1 53 PM '96

*P. Johnson*  
AUDITOR  
GARY H. OLSON

125017

**Statutory Warranty Deed**

BOOK 156 PAGE 558

THE GRANTOR CHRISTOPHER KLICKS, A SINGLE PERSON

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to DAVID A. HEDGES, a married man as his separate estate

the following described real estate, situated in the County of SKAMANIA, State of Washington:  
LOT 21, BLOCK 1, RIVER GLEN ON THE WASHOUGAL, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN BOOK "A" OF PLATS, PAGE 132, RECORDS OF CLARK COUNTY, WASHINGTON.  
SKAMANIA

SUBJECT TO: Covenants, conditions, restrictions and easements of record, if any

18005

REAL ESTATE EXCISE TAX

APR 12 1996

PAID 300.80

*JW*  
SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor  
Date 4/12/96 Parcel # 2-5-35-5-1301  
*8/21/98*

Dated this 03 day of April, 1996

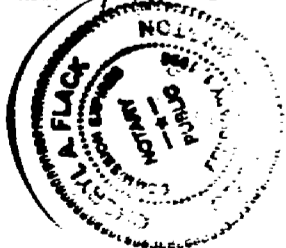
By *Christopher Klicks* By \_\_\_\_\_

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that CHRISTOPHER KLICKS  
is the person who appeared before me, and said person acknowledged that  
he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: April 3, 1996



*Cheryl L. Fleck*

Notary Public in and for the State of WASHINGTON  
Residing at BATTLE GROUND  
My appointment expires: 2-1-98

See 4-1-96  
Indexed, Dir   
Indirect   
Filed   
Mailed

BOOK 156 PAGE 562

- E. Failure to cure all of the defaults listed in paragraphs (G) and (H) below on or before July 15, 1996, will result in forfeiture of the Contract.
- F. The forfeiture of the Contract will result in the following:
1. All right, title and interest in the property of the purchaser and of all persons claiming through the purchaser, or whose interests are subordinate to the seller's interest, shall be terminated;
  2. The purchaser's rights under the Contract shall be canceled;
  3. 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;
  4. All of the purchaser's rights in all improvements made to the property, to all unharvested crops and timber on the property shall belong to the seller;
  5. The purchaser and all persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements and unharvested crops and timber to the seller ten (10) days after recording of the Declaration of Forfeiture, which is on or after July 25, 1996.

G. The following is a statement of payments of money in default and, where indicated, reasonable estimates thereof and for any defaults not involving the failure to pay money, the actions required to cure the default:

1. Monetary delinquencies:

Monthly real estate contract payments due:

11-1-95 \$225.00; 12-1-95 \$225.00; 1-1-96 225.00;  
2-1-96 \$225.00; 3-1-96 \$225.00; 4-1-96 \$225.00 Total \$ 1,350.00

Unpaid Late fees for payments due:

9-1-95 \$11.25; 10-1-95 \$11.25; 11-1-95 \$11.25;  
12-1-95 \$11.25; 1-1-96 \$11.25; 2-1-96 \$11.25;  
3-1-96 \$11.25; 4-1-96 \$11.25; Total \$ 90.00

Real property taxes due:

1993: \$138.74 plus \$52.72 interest  
1994: \$271.60 plus \$95.06 interest  
1995: \$304.52 plus \$70.04 interest  
1996: \$341.05 Total \$ 1,273.71

TOTAL of monetary delinquencies \$ 2,713.71

2. Action(s) required to cure any non-monetary default: N/A



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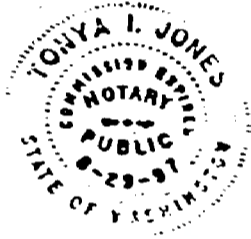
STATE OF WASHINGTON )  
: ss.  
County of Skamania )

JOSEPH L. UDALL, being first duly sworn on oath, deposes and says:

I am the Seller's attorney in the foregoing matter; I have read the above Notice of Intent to Forfeit, know the contents thereof, and believe the same to be true.

*Joseph L. Udall*  
Joseph L. Udall, Attorney for Seller

SUBSCRIBED AND SWORN to before me this 12th day of April, 1996.



*Tonya I. Jones*  
Notary Public for Washington  
residing at Skamania County  
My commission expires 8-29-97