125889 Filed for Record at request of:

JOSEPH L. UDALL Attorney at Law PO Box 858 Stevenson, WA 98648 BOOK 158 PAGE 734

FILED FOR RECORD SKAHARIA CO. WASH BY Tim Waters

Aug 1 12 56 PH '96

GARY H. OLSON

Quit Claim Deed In Lieu of Forfeiture

LORIE HENDERSON, a single person,

for and in consideration of: in lieu of Foreclosure or Forfeiture, conveys and quit claims to: TIMOTHY J. WATERS, a married person as his separate estate,

the following described real estate, situated in the County of Skamenia, State of Washington, together with all after acquired title of the grantor therein:

All that portion of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 25, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, lying westerly of County Road No, 2028, designated as the Loop Road, and northerly of the Northerly line of a transmission line easement 100 feet in width granted to the United States of America for Reprevible Research Administration a clock-States of America for Bonneville Power Administration's electric power transmission lines by deed dated November 27, 1963 and recorded December 9, 1963, at Page 178 of Book 52 of deeds, under Auditor's File No. 62507, records of Skamania County, Washington.

real estate excise tax

MANIA COUNTY TREASURER

18223

AUG 0 1 1996

DATED this 27

LORIE HENDERSON ladened, Dir N

STATE OF WASHINGTON

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appeared before me LORIE HENDERSON, to me known to be the ho executed the within and forefoing instrument, and the same as their free and voluntary act and deed, for th

Residing at Courses \$ 29-47

BOOK 158 PAGE 735

REAL ESTATE CONTRACT

FILED FOR RECORD SKAMANIA CO. WASH BY Jim. Waters_

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BOOK 154 PAGE 732

- 1. PARTIES AND DATE. This contract is entered into on October 1, 1995 between Timothy J. Waters as "Seller" and Lorie Henderson 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:

ALL THAT PORTION OF THE SCUTLEAST QUARTER OF THE SCUTHWEST QUARTER OF THE SCUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, HASHINGTON, LYING WESTERLY OF COUNTY ROAD NO. 2028, DESIGNATED AS THE LOOP ROAD AND NORTHERLY OF THE NORTHERLY LINE OF A TRANSMISSION LINE ZASEMENT 100 FEET IN SIDTH GRANTED TO THE UNITED STATES OF AMERICA FOR BONNEVILLE POWER ADMINISTRATION'S ELECTRIC FOWER TRANSMISSION LINES BY DEED DATED NOVEMBER 27, 1963 AND RECORDED DECEMBER 9, 1963, AT PAGE 178 OF BOOK 52 OF DAILDS, UNDER AUDITOR'S FILE NO. 62507, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

- 3. PURCHASE PRICE AND METHOD OF PAYMENT:
- [a] PRICS. Buyer agrees to Pay:

\$ 35,000 Total Price \$ 5,000 Down Payment

\$ 30,000 Amount financed by Seller.

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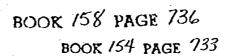
PAID 448.00 + 17.72+87.60

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SKAWANIA COUNTY TREASURER

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(b) PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay Seller the principal sum of \$30,000. To be paid monthly at an annual rate of 9t. Principal and interest shall be payable in monthly instalments of \$380.03 or more at huyer's option on or before the 1st day of January 1996, and a like amount or more on or before the 1st day of each and every month thereafter until paid in full. Payments are applied first to interest and then to Principal. Payments shall be made to Timothy Waters at P.O. Box 883, Itovenson Washington 98648.

- 4. TAXES. Buyer agrees to pay by the date due all taxes against said property after the date of this Contract.
- 5. FAILURE TO MAKE PAYMENTS ON ASSUMED OBLICATIONS.

 If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this contract by Buyer as aforesaid shall be retained by Seller as consideration for execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.
- 6. ENTIRE AGREDIENT. This Contract constitutes the entire agreement of the parties. This Contract may be amended only in writing executed by Seller and Buyer. The parties have signed this Contract the day and year first above written.

Jone Henderson

TATEM/EDITOR

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Strothe Water