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AFTER RECORDING MAIL TO:

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FILED
SEALED
BY *Kielpinski & Assoc.*

Mar 6 4 34 PM '97
P. Johnson
AUDITOR
GARY L. OLSON

BOOK 163 PAGE 138

Document Title(s) or transactions contained therein:
1. Memorandum of Lease with Option to Purchase and Appointment of Attorney-in-Fact

Grantor(s): [Last name first, then first name and initials]

1. NICKLAUS, Brian E. (Lessor)
2. NICKLAUS, Tina L. (Lessor)
- 3.
- 4.

☐ Additional names on page ____ of document

Grantee(s): [Last name first, then first name and initials]

1. WESTFALL, Mary (Lessee)
2. TALENT, Robert M. (Attorney-in-Fact)
- 3.
- 4.

☐ Additional names on page ____ of document

Abbreviated Legal Description:

Portion of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 36, Twp. 3N, R. 7E W.M.,
Skamania County WA

☐ Complete legal description is on page 1 of document

Reference Number(s) of Documents Assigned or Released:
[Bk/Pg/Aud#]

1. None

☐ Additional numbers on page ____ of document

Assessor's Property Tax Parcel/Account Number(s):

1. 03-07-36-33-00300 (a portion of)

☐ Property Tax Parcel ID is not yet assigned

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MEMORANDUM OF LEASE WITH OPTION TO PURCHASE
AND APPOINTMENT OF ATTORNEY-IN-FACT

This is the memorandum of that certain lease dated the 19th day of February, 1997 by and between BRIAN E. NICKLAUS and TINA L. NICKLAUS, husband and wife, as Lessor, and MARY WESTFALL, a single woman, as Lessee, concerning the premises described as follows:

Lot 6 of the proposed "Nicklaus Subdivision" pending before the City of Stevenson, Washington, being a part of the following described property: The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington.

For good and valuable consideration lessor has leased the subject premises to lessee under the terms and provisions of the referenced lease, for the purpose of residential use. The term of the lease is for one (1) year commencing on the 19th day of February, 1997 and continuing through and including midnight of the 18th day of February, 1998.

At such time as Lessor shall complete the Nicklaus Subdivision, Lessee has an option to purchase the subject premises as stated in the referenced lease. Said option must be exercised by a writing delivered to lessor not later than midnight of the 18th day of February, 1997. The option to purchase includes the following additional provisions: that Lessee shall not have the right to exercise the option if Lessee is in default under the terms of the lease at the time the option is exercised.

Said lease also provides that in the event Lessor fails to complete the pending Nicklaus Subdivision by July 1, 1997, Lessor appoints Robert M. Talent as Lessor's agent and attorney-in-fact for the purpose of doing all things necessary to complete said subdivision, and authorizes said attorney-in-fact, in such event, to complete said subdivision at Lessor's sole expense.

IN WITNESS WHEREOF, Lessor and Lessee have signed their names and affixed their seals the day and year first above written.

LESSOR:

LESSEE:

Brian E. Nicklaus
BRIAN E. NICKLAUS

Mary Westfall
MARY WESTFALL

Tina L. Nicklaus
TINA L. NICKLAUS

Gary M. Martin, Skamania County Auditor
Date 3/6/97 Filed 3-7-97-3-3-300 pth 3
GJM

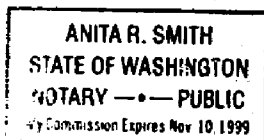
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STATE OF WASHINGTON)
) ss.
County of Skamania)

I CERTIFY that I know or have satisfactory evidence that **Brian E. Nicklaus** and **Tina L. Nicklaus** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 19th day of February, 1997.

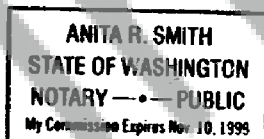


Anita R. Smith
Print: ANITA R. SMITH
NOTARY PUBLIC in and for
the State of Washington
My commission expires 11/10/99

STATE OF WASHINGTON)
) ss.
County of Skamania)

I CERTIFY that I know or have satisfactory evidence that **Mary Westfall** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 19th day of February, 1997.



Anita R. Smith
Print: ANITA R. SMITH
NOTARY PUBLIC in and for
the State of Washington
My commission expires 11/10/99