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BOOK 173 PAGE 930

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SKAMANIA CO. WASH
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RETURN ACKNOWLEDGMENT TO:

William C. Dudley
Landerholm Law Firm
P.O. Box 1086
Vancouver, WA 98666-1086

NA
REAL ESTATE EXCISE TAX

MAR 3 12 29 PM '98

GARY H. OLSON
AUDITOR

MAR - 3 1998

PAID See ex 153

SKAMANIA COUNTY TREASURER

AGREEMENT REGARDING REAL ESTATE CONTRACT

Parties:

LORRAINE S. YOUNGS,
a single woman
("Youngs")

JAMES R. DUNBAR and NANCY DUNBAR,
husband and wife
("Dunbars")

ALVIS WAYNE WHITE and CHERYL JEAN WHITE,
a/k/a Jeannie White,
husband and wife
("Purchaser")

Recitals:

- A. The parties hereto were also parties to that certain Memorandum of Real Estate Contract dated October 15, 1992, and recorded in Skamania County under Auditors Number 114714, Book 131, Page 468 ("Memorandum").
- B. The Memorandum recited that Youngs and Dunbars (collectively "Sellers") had sold certain real estate and improvements described in the Memorandum ("Real Property") to Purchaser pursuant to a Real Estate Contract effective October 1, 1992 ("Contract"). The real property is described as follows:

All that portion of the Northwest Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, lying Northerly of the right of way for Primary State Highway No. 8; except the West 20 feet thereof.

Assessor's Property Tax Parcel No. 02-06-34-0-0-0800-00

Gary H. Martin, Skamania County Assessor
Date 3/5/98 Parcel # 2-6-34-0-0-800

- C. Sellers and Purchaser failed to formalize the terms of the Contract and sale of the Real Estate referenced in the Memorandum and desire to document certain aspects of such Contract and sale in conjunction with Purchaser selling their interest in the Real Property to Doug Fluegel and Taunya Fluegel, husband and wife.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein, the parties agree as hereinafter set forth in this Agreement.

1. **Purchase Price.** The purchase price for the Real Estate was TWO HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$247,500.00)

2. **Payment of Purchase Price.**

- 2.1 **Interest Only Payments.** Purchaser made interest only payments on the purchase price from October 1, 1992, through May, 1994.

- 2.2 **Remaining Balance.** The parties agreed that beginning June 1, 1994, Purchaser would pay the purchase price, together with interest thereon at the rate of ten percent (10%) per annum, in two hundred forty (240) equal monthly installments of TWO THOUSAND THREE HUNDRED EIGHTY- EIGHT AND 43/100 DOLLARS (\$2,388.43). All payments, including prepayments, were to be applied first to accrued interest to the date of payment and then to principal.

3. **Existing Balance.** As of the date of this Agreement, the outstanding balance of the purchase price is 229,792.91 (\$229,792.91). As of payment made 2-1-98 ^{and then to date of 5% of payment}

4. **No Default.** As of the date of this Agreement, Purchaser is not in default under the Contract and purchase of Real Estate.

5. **Fulfillment Deed.** On full payment of the purchase price, the Sellers shall execute and deliver to the Purchaser a Warranty Deed to the Real Estate.

6. **Recitals Part of Agreement.** The recitals to this Agreement shall be a part of such Agreement.

IN WITNESS WHEREOF, the parties have executed this instrument this 2nd day of March, 1998.

YOUNGS:

Lorraine S. Youngs
LORRAINE S. YOUNGS

3-2-98
DATE

DUNBARS:

James R. Dunbar
JAMES R. DUNBAR

2-27-98
DATE

Nancy Dunbar
NANCY DUNBAR

2-27-98
DATE

PURCHASER:

Alvis Wayne White
ALVIS WAYNE WHITE

28th February 1998
DATE

Cheryl Jean White
CHERYL JEAN WHITE

2-28-98
DATE

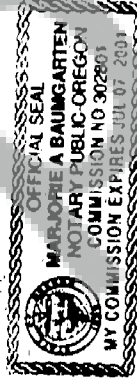
STATE OF OR

County of Wood River

I certify that I know or have satisfactory evidence that JAMES & Nancy Dunbar
LORRAINE S. YOUNGS
signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 2-27-98

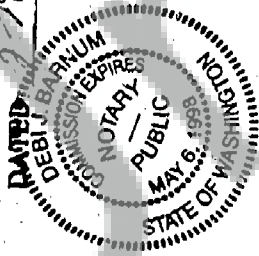
Marjorie A. Baumgarten
Notary Public in and for the
State of Washington, residing
at White Salmon WA
My appointment expires: July 2 2001



STATE OF WASHINGTON)
County of CLALLAM)ss

I certify that I know or have satisfactory evidence that ALVIS WAYNE WHITE and CHERYL JEAN WHITE, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument

DATED: 3-2-98

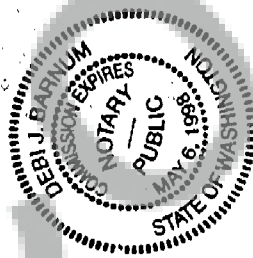


Debi J. Barnum DEBI J. BARNUM
Notary Public in and for the
State of Washington, residing
at CLALLAM
My appointment expires: MAY 6, 1998

STATE OF WASHINGTON)
County of CLALLAM)ss

I certify that I know or have satisfactory evidence that LOLLANE S. YODWGS NANCY DUNBAR, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument

DATED: 3-2-98



Debi J. Barnum DEBI J. BARNUM
Notary Public in and for the
State of Washington, residing
at CLALLAM
My appointment expires: MAY 6, 1998

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