

131251

BOOK 175 PAGE 878

FILED IN RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. CLK

APR 20 3 56 PM '99

GARY
AUDITOR
GARY H. OLSON

Return Address

Name Cam ThomasAddress #52 Thomas RoadCity, State Zip Underwood, WA 98651

Document Title(s) (or transactions contained therein):

1. Contract of Sale

2.

3.

4.

Reference Number(s) of Documents assigned or released:
(on page _____ of document(s))

1. 1993 Bx 748 Ards Tr # 116 748

Grantor(s) (Last name first, then first name and initials)

1. Thomas, Jean B., Trustees of, Irrevocable Trust

2.

3.

4.

Additional names on page _____ of document

Grantee(s) (Last name first, then first name and initials)

1. CASUSA, an Oregon General Partnership

2.

3.

4.

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
Ptn of SW 1/4 of NE 1/4 and in SE 1/4 of Sec 22, T2N, R10E, WM, Skamania

Additional legal is on page 8 of document

Assessor's Property Tax Parcel/Account Number 03-10-22-0-0800-00

Additional legal is on page _____ of document

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Form 7265-2

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S
INDEXING FORM (Cover Sheet)PAID 19458
APR 20 1999PAID Exempt

SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor
Date 4-20-98 Parcel # 31071-88

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION AND
TO ADD SIGNATURE OF SUSAN THOMAS SCHACHTER.

116748

CONTRACT OF SALE

BOOK 175 PAGE 879

BOOK 136 PAGE 748

DATED EFFECTIVE: July 1, 1993

BETWEEN:

Trustees of the Jean B. Thomas Irrevocable
Trust ("Seller")

AND:

CASUSI, an Oregon General Partnership
("Purchaser")

Seller owns the real property located in Skamania County,
Washington, and described in the attached Exhibit A (the
"Property").

Seller agrees to sell the Property to Purchaser and
Purchaser agrees to buy the Property from Seller for the price
and on the terms and conditions set forth below:

Section 1. Purchase Price; Payment

1.1 Payment of Total Purchase Price. The total purchase
price shall be \$650,000 and shall be paid as follows:

1.1.1 Interest Rate and Scheduled Payment Dates.
Interest on the total purchase price of \$650,000 shall accrue at
the rate of 7.3 percent per annum.

The purchase price shall be paid in monthly installments of
\$5,951.94 principal and interest with the first monthly
installment due on the Closing Date and with 179 subsequent
installments due on the 1st day of each month thereafter.

Section 2. Taxes and Liens

2.1 Obligation to pay. All ad valorem real property taxes
and all governmental or other assessments levied against the
Property for the current tax year shall be prorated between
Seller and Purchaser as of the Closing Date. Purchaser shall pay
when payable all taxes and assessments that are levied against
the Property after the Closing Date, but Purchaser may elect to
pay taxes and assessment in accordance with any available
installment method. Seller shall pay all excise taxes resulting
from this Contract of Sale.

Section 3. Closing

3.1 Closing Date. This transaction shall be deemed closed
as of the above effective date.

Page 1 - CONTRACT OF SALE

Registered	
Indexed	✓
Filed	✓
Filed	✓
Mailed	✓

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Wells Fargo*

JUL 15 3 45 PM '93

P. Garry
AUDITOR
GARY H. OLSON

015954

REAL ESTATE EXCISE TAX

JUL 15 1993

PAID 8320.00

W

SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Assessor
By: Parcel # 3-10-22-800
Includes 801 + 802

3.2 Prorates and Closing Costs. Except as otherwise provided in this Contract, all items to be prorated shall be prorated as of the Closing Date. Seller shall be responsible for payment of the title insurance premium. Purchaser shall be responsible for payment of the recording fees for recording this Contract or a memorandum thereof, and one-half of the escrow fee. Seller shall be responsible for and pay at closing any transfer, excise, or sales tax assessed on the sale contemplated by this Contract.

Section 4. Possession; Existing Tenancies

4.1 Possession. Purchaser shall be entitled to possession of the Property from and after the Closing Date.

Section 5. Maintenance; Alterations

5.1 Maintenance. Purchaser shall keep all buildings and other improvements in good condition and repair as the premises are in on the date possession is delivered to Purchaser.

Section 6. Insurance

6.1 Property Damage Insurance. Purchaser shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement cost basis covering all improvements on the Property in an amount sufficient to avoid application of any coinsurance clause and with loss payable to Seller (under a standard mortgagee's clause) and Purchaser as their respective interests may appear. The policies shall be primary with respect to all covered risks, and shall be written in such form with such terms and by such insurance companies reasonably acceptable to Seller. Purchaser shall deliver to Seller certificates of coverage from each insurer containing a stipulation that coverage will not be canceled or diminished without a minimum of 30 days' written notice to Seller. In the event of loss, Purchaser shall give immediate notice to Seller. Seller may make proof of loss if Purchaser fails to do so within 15 days of the casualty.

Section 7. Representations, Warranties, and Covenants of Seller

7.1 Covenants of Title. Seller warrants that Seller is the owner of insurable title to the Property free of all liens and encumbrances and will defend such title from the lawful claims of persons claiming superior title.

7.2 Compliance with Laws. The Property and every portion thereof, and all activities conducted on the Property, are in compliance with all applicable federal, state, and local statutes, regulations, and ordinances.

BOOK 175 PAGE 881

BOOK 136 PAGE 750

7.3 No Other Warranties; As Is. Seller makes no other condition or state of repair thereof, it being understood by all parties that the Property will be conveyed to the Buyer AS IS, except such warranties as stated above or may arise by law under the deed.

Section 8. Deed

Upon payment of the total purchase price for the Property as provided in this Contract and performance by Purchaser of all other terms, conditions, and provisions of this Contract, Seller shall forthwith deliver to Purchaser a good and sufficient bargain and sale deed free and clear of all liens and encumbrances.

Section 9. Default

9.1 Events of Default. Time is of the essence of this Contract. A default shall occur under any of the following circumstances:

- (1) Failure of Purchaser to make any payment when due.
- (2) Any default of any other covenant, condition or obligation of this Contract by Purchaser.

9.2 Remedies of Default. In the event of a default, Seller may take any one or more of the following steps:

- (1) Seller may declare the entire balance of the purchase price and interest immediately due and payable.
- (2) Seller may foreclose this Contract by suit in equity.
- (3) Seller may specifically enforce the terms of this Contract by suit in equity.
- (4) With respect to any part of the Property that constitutes personal property in which Seller has a security interest, Seller may exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code.
- (5) In the event Purchaser fails to make any payment within 15 days after it is due, Seller may elect to impose a late charge not to exceed five cents per dollar of the installment, in addition to and not in lieu of the all other rights and remedies available to Seller. Demand or acceptance by Seller of such a late charge by Seller shall not cure or waive Purchaser's default.

BOOK 175 PAGE 882
BOOK 136 PAGE 751

Section 10. Prior Agreements

This document is the entire, final, and complete agreement of the parties pertaining to the sale and purchase of the Property, and supersedes and replaces all prior or existing written and oral agreements between the parties or their representatives relating to the Property.

Section 11. Notice

Any notice under this Contract shall be in writing and shall be effective when (i) actually delivered in person, or (ii) three (3) days after deposited in the U.S. mail, registered or certified, postage prepaid and addressed to the party at the address stated in this Contract or such other address as either party may designate by written notice to the other.

Section 12. Applicable Law

The laws of the state of Oregon shall be used in construing the Contract and enforcing the rights and remedies of the parties.

Section 13. Costs and Attorney Fees

If this Contract is placed in the hands of an attorney due to a default in the payment or performance of any of its terms, the defaulting party shall pay, immediately upon demand, the other party's reasonable attorney fees, collection costs, costs of either a litigation or a foreclosure report (whichever is appropriate), even though no suit or action is filed thereon, and any other fees or expenses incurred by the nondefaulting party.

Section 14. Number, Gender, and Captions

As used herein, the singular shall include the plural, and the plural the singular. The masculine and neuter shall each include the masculine, feminine, and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this Contract.

Section 15. Survival of Covenants

Any covenants the full performance of which is not required before the closing or final payment of the purchase price, and delivery of the deed shall survive the closing and the final payment of the purchase price and the delivery of the deed and be fully enforceable thereafter in accordance with their terms.

BOOK 175 PAGE 883

BOOK 136 PAGE 752

Closing Clause:

IN WITNESS WHEREOF, the parties have caused this Contract to be executed in duplicate as of the day and year first above written.

Seller:

Jean B. Thomas Irrevocable Trust

Purchaser:

CASUSA, an Oregon general partnership

FIRST INTERSTATE BANK OF OREGON, N.A., Trustee

Cam Thomas
Cam Thomas, Partner

By: Sally Thomas Hertz
Its: First Interstate Bank

Cam Thomas
Cam Thomas, Trustee

Sally Thomas Hertz
Sally Thomas Hertz, Trustee

Sally Thomas Hertz
Sally Thomas Hertz, Partner

Susan Thomas Schachter
Susan Thomas Schachter, Partner

STATE OF OREGON

County of Multnomah

ss:

This instrument was acknowledged before me on 6/16/93, 1993, by Sally Thomas Hertz as trust officer of First Interstate Bank, N.A., Trustee of the Jean B. Thomas Irrevocable Trust.

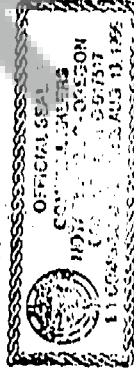


STATE OF OREGON

County of Multnomah

ss:

This instrument was acknowledged before me on 6-16, 1993, by Cam Thomas as Trustee of the Jean B. Thomas Irrevocable Trust.



C. J. Allen
Signature of Notarial Officer
My commission expires: 8-13-94

C. J. Allen
Signature of Notarial Officer
My commission expires: 8-13-94

BOOK 175 PAGE 885

SIGNATURE PAGE

Donald C. Thomas, Jr., Trustee Donald C. Thomas, Jr.,
Donald C. Thomas, Jr., Trustee Donald C. Thomas, Jr., Individually

Susan Thomas Schachter, Trustee Susan Thomas Schachter
Susan Thomas Schachter, Trustee Susan Thomas Schachter, Individually

Sally Thomas Hertz, Trustee Sally Thomas Hertz
Sally Thomas Hertz, Trustee Sally Thomas Hertz, Individually

EXHIBIT "A"

A tract of land in the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the North $\frac{1}{4}$ of Government Lot 3; thence East along said South line 600 feet to the true point of beginning; thence North 0 degrees a distance of 1,090 feet; thence East 400 feet; thence South 0 degrees 29' West, 1090 feet more or less to the North line of State Highway 14; thence Westerly along said South line 400 feet more or less to the true point of beginning.

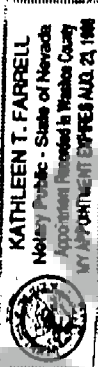
Except that portion lying within State Highway 14.

STATE OF Nevada)
COUNTY OF Washoe) SS.

BE IT REMEMBERED, That on this 18th day of March, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Emily Thomas Dettz known to me to be the identical individual described in and who executed the within instrument and acknowledged that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Kathleen T. Farrell
Notary Public for: Washoe
Residing at: Produce Village, NV



My commission expires: Aug 23, 1998

STATE OF Nevada)
COUNTY OF Washoe) SS.

BE IT REMEMBERED, That on this 18th day of March, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Sally Pokras Perez known to me to be the identical individual described in and who executed the within instrument and acknowledged that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



KATHLEEN T. FARRELL

Notary Public - State of Nevada
Commission Expires Aug 23 1998

Notary Public for: Needy
Residing at: Twelve Village

My commission expires: Aug 23, 1998

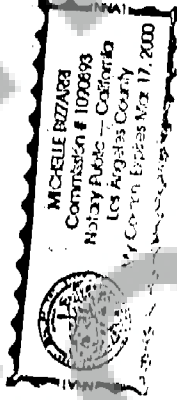
BOOK 175 PAGE 889

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On March 25, 1998, before Michelle Bizzari, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Thomas Schachter personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle Bizzari
NOTARY PUBLIC

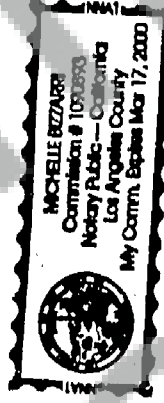


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
)

On March 25, 1998, before Michelle Bizzari, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Thomas Schaefer personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle Bizzari
NOTARY PUBLIC

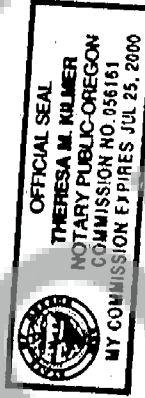


STATE OF Oregon)
COUNTY OF Multnomah) SS.

BE IT REMEMBERED, That on this 15th day of April, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald C. Thomas Jr known to me to be the identical individual described in and who executed the within instrument and acknowledged that he executed the same freely, and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Theresa McKelmer
Notary Public for: Oregon
Residing at: Gresham
My commission expires: 7/25/00

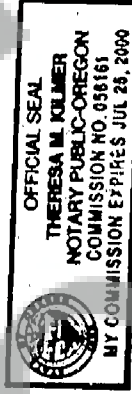


STATE OF Oregon)
COUNTY OF Multnomah) SS.

BE IT REMEMBERED, That on this 15th day of April, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald C. Jones Jr. known to me to be the identical individual described in and who executed the within instrument and acknowledged that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Theresa M. Kulmer
Notary Public for: Oregon
Residing at: Gresham
My commission expires: 7/25/00



131251

BOOK 175 PAGE 878

FILED IN RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

APR 20 3 56 PM '98

GARY
AUDITOR
GARY H. OLSON

Return Address

Name Cam Thomas

Address #52 Thomas Road

City, State Zip Underwood, WA 98651

Document Title(s) (or transactions contained therein):

1. Contract of Sale

2.

3.

4.

Reference Number(s) of Documents assigned or released:
(on page _____ of document(s))

..... 1993 Bx 748 Acad. Tr # 11678

Grantor(s) (Last name first, then first name and initials) REAL ESTATE EXCISE TAX

1. Thomas, Jean B., Trustees of, Irrevocable Trust

2.

3.

4.

5. Additional names on page _____ of document

Grantee(s) (Last name first, then first name and initials)

1. CASUSA, an Oregon General Partnership

2.

3.

4.

5.

Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
Ptn of SW 1/4 of NE 1/4 and in SE 1/4 of Sec 22, T2N, R10E, W1, Skamania

Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number 03-10-22-0-0-0800-00

Additional legal is on page _____ of document

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Form 7265-2
WASHINGTON STATE COUNTY AUDITOR/RECORDERS
INDEXING FORM (Cover Sheet)

19453

APR 20 1998

PAID - Example

SKAMANIA COUNTY TREASURER

Gary H. Martin, Skamania County Assessor
Date 4-20-98 Parcel # 310-22-800

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION AND
TO ADD SIGNATURE OF SUSAN THOMAS SCHACHTER.

116748

CONTRACT OF SALE

BOOK 175 PAGE 879

DATED EFFECTIVE: July 15, 1993

BOOK 136 PAGE 748

BETWEEN:

Trustees of the Jean B. Thomas Irrevocable
Trust ("Seller")

AND:

CASUS?, an Oregon General Partnership
("Purchaser")

Seller owns the real property located in Skamania County,
Washington, and described in the attached Exhibit A (the
"Property").

Seller agrees to sell the Property to Purchaser and
Purchaser agrees to buy the Property from Seller for the price
and on the terms and conditions set forth below:

Section 1. Purchase Price; Payment

1.1 Payment of Total Purchase Price. The total purchase
price shall be \$650,000 and shall be paid as follows:

1.1.1 Interest Rate and Scheduled Payment Dates.
Interest on the total purchase price of \$650,000 shall accrue at
the rate of 7.3 percent per annum.

The purchase price shall be paid in monthly installments of
\$5,951.94 principal and interest with the first monthly
installment due on the Closing Date and with 179 subsequent
installments due on the 1st day of each month thereafter.

Section 2. Taxes and Liens

2.1 Obligation to Pay. All ad valorem real property taxes
and all governmental or other assessments levied against the
Property for the current tax year shall be prorated between
Seller and Purchaser as of the Closing Date. Purchaser shall pay
when payable all taxes and assessments that are levied against
the Property after the Closing Date, but Purchaser may elect to
pay taxes and assessment in accordance with any available
installment method. Seller shall pay all excise taxes resulting
from this Contract of Sale.

Section 3. Closing

3.1 Closing Date. This transaction shall be deemed closed
as of the above effective date.

Page 1 - CONTRACT OF SALE

Registers
Indexed, Sir g
Indirect g
Filed g
Mailed g

FILED FOR RECORD
SKAMANIA CO. WASH
BY Wesley J. Ellis
Notary

JUL 15 2 48 PM '93

Wesley J. Ellis
NOTARY
GARY H. OLSON

C15954

REAL ESTATE EXCISE TAX

JUL 15 1993

PAID 8320.00

W

SKAMANIA COUNTY TREASURER

Clenden J. Kimmel, Skamania County Assessor
By: W Parcel # 3-10-22-800
includes 801+802

BOOK 175 PAGE 880

BOOK 136 PAGE 749

3.2 Prorates and Closing Costs. Except as otherwise provided in this Contract, all items to be prorated shall be prorated as of the Closing Date. Seller shall be responsible for payment of the title insurance premium. Purchaser shall be responsible for payment of the recording fees for recording this Contract or a memorandum thereof, and one-half of the escrow fee. Seller shall be responsible for and pay at closing any transfer, excise, or sales tax assessed on the sale contemplated by this Contract.

Section 4. Possession; Existing Tenancies

4.1 Possession. Purchaser shall be entitled to possession of the Property from and after the Closing Date.

Section 5. Maintenance; Alterations

5.1 Maintenance. Purchaser shall keep all buildings and other improvements in good condition and repair as the premises are in on the date possession is delivered to Purchaser.

Section 6. Insurance

6.1 Property Damage Insurance. Purchaser shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement cost basis covering all improvements on the Property in an amount sufficient to avoid application of any coinsurance clause and with loss payable to Seller (under a standard mortgagee's clause) and Purchaser as their respective interests may appear. The policies shall be primary with respect to all covered risks, and shall be written in such form with such terms and by such insurance companies reasonably acceptable to Seller. Purchaser shall deliver to Seller certificates of coverage from each insurer containing a stipulation that coverage will not be canceled or diminished without a minimum of 10 days' written notice to Seller. In the event of loss, Purchaser shall give immediate notice to Seller. Seller may make proof of loss if Purchaser fails to do so within 15 days of the casualty.

Section 7. Representations, Warranties, and Covenants of Seller

7.1 Covenants of Title. Seller warrants that Seller is the owner of insurable title to the Property free of all liens and encumbrances and will defend such title from the lawful claims of persons claiming superior title.

7.2 Compliance with Laws. The Property and every portion thereof, and all activities conducted on the Property, are in compliance with all applicable federal, state, and local statutes, regulations, and ordinances.

BOOK 175 PAGE 881

BOOK 136 PAGE 750

7.3 No Other Warranties; As Is. Seller makes no other warranties, express or implied, as to the Property or the condition or state of repair thereof, it being understood by all parties that the Property will be conveyed to the Buyer AS IS, except such warranty as stated above or may arise by law under the deed.

Section 8. Deed

Upon payment of the total purchase price for the Property as provided in this Contract and performance by Purchaser of all other terms, conditions, and provisions of this Contract, Seller shall forthwith deliver to Purchaser a good and sufficient bargain and sale deed free and clear of all liens and encumbrances.

Section 9. Default

9.1 Events of Default. Time is of the essence of this Contract. A default shall occur under any of the following circumstances:

- (1) Failure of Purchaser to make any payment when due.
- (2) Any default of any other covenant, condition or obligation of this Contract by Purchaser.

9.2 Remedies of Default. In the event of a default, Seller may take any one or more of the following steps:

- (1) Seller may declare the entire balance of the purchase price and interest immediately due and payable.
- (2) Seller may foreclose this Contract by suit in equity.
- (3) Seller may specifically enforce the terms of this Contract by suit in equity.
- (4) With respect to any part of the Property that constitutes personal property in which Seller has a security interest, Seller may exercise the rights and remedies of a secured party as provided by the Uniform Commercial Code.
- (5) In the event Purchaser fails to make any payment within 15 days after it is due, Seller may elect to impose a late charge not to exceed five cents per dollar of the installment, in addition to and not in lieu of any and all other rights and remedies available to Seller. Demand or acceptance by Seller of such a late charge by Seller shall not cure or waive Purchaser's default.

BOOK 175 PAGE 882
BOOK 136 PAGE 751

Section 10. Prior Agreements

This document is the entire, final, and complete agreement of the parties pertaining to the sale and purchase of the Property, and supersedes and replaces all prior or existing written and oral agreements between the parties or their representatives relating to the Property.

Section 11. Notice

Any notice under this Contract shall be in writing and shall be effective when (i) actually delivered in person, or (ii) three (3) days after deposited in the U.S. mail, registered or certified, postage prepaid and addressed to the party at the address stated in this Contract or such other address as either party may designate by written notice to the other.

Section 12. Applicable Law

The laws of the state of Oregon shall be used in construing the Contract and enforcing the rights and remedies of the parties.

Section 13. Costs and Attorney Fees

If this Contract is placed in the hands of an attorney due to a default in the payment or performance of any of its terms, the defaulting party shall pay, immediately upon demand, the other party's reasonable attorney fees, collection costs, the costs of either a litigation or a foreclosure report (whichever is appropriate), even though no suit or action is filed thereon, and any other fees or expenses incurred by the nondefaulting party.

Section 14. Number, Gender, and Captions

As used herein, the singular shall include the plural, and the plural the singular. The masculine and neuter shall each include the masculine, feminine, and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this Contract.

Section 15. Survival of Covenants

Any covenants the full performance of which is not required before the closing or final payment of the purchase price and delivery of the deed shall survive the closing and the final payment of the purchase price and the delivery of the deed and be fully enforceable thereafter in accordance with their terms.

BOOK 175 PAGE 883

BOOK 136 PAGE 752

Closing Clause:

IN WITNESS WHEREOF, the parties have caused this Contract to be executed in duplicate as of the day and year first above written.

Seller:

Jean B. Thomas Irrevocable Trust

Purchaser:

CASUSA, an Oregon general partnership

FIRST INTERSTATE BANK OF OREGON, N.A., Trustee

Cam Thomas
Cam Thomas, Partner

By: K. B. Thomas
Its: First Interstate Bank of Oregon, N.A.

Sally Thomas Hertz
Sally Thomas Hertz, Partner
Susan Thomas Schachter
Susan Thomas Schachter, Partner

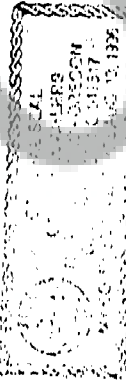
Cam Thomas, Trustee

Sally Thomas Hertz
Sally Thomas Hertz, Trustee

STATE OF OREGON)

County of Washington ss:

This instrument was acknowledged before me on 4/14/93, 1993, by K. B. Thomas as trust officer of First Interstate Bank, N.A., Trustee of the Jean B. Thomas Irrevocable Trust.

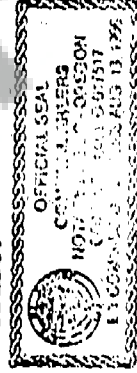


K. B. Thomas
Signature of Notarial Officer
My commission expires: 12-31-95

STATE OF OREGON)

County of Washington ss:

This instrument was acknowledged before me on 6-16-1993, by Cam Thomas as Trustee of the Jean B. Thomas Irrevocable Trust.



Cam Thomas
Signature of Notarial Officer
My commission expires: 12-31-95

Page 5 - CONTRACT OF SALE

BOOK 175 PAGE 884

State of Washington) ss.
County of Skamania)

I hereby certify that the annexed and foregoing is a true and correct copy of the Contract of Sale

Book 175, Page 884 of 15, 1993
under Auditor's
No. 748 as the same now appears on
file in my office.

I have hereunto set my hand and
day of March, 1998.

By Clayton M. Mason County Auditor
Deputy

SIGNATURE PAGE

Donald C. Thomas, Jr., Trustee Donald C. Thomas, Jr.
Donald C. Thomas, Jr., Trustee Donald C. Thomas, Jr., Individually

Susan Thomas Schachter, Trustee Susan Thomas Schachter
Susan Thomas Schachter, Trustee Susan Thomas Schachter, Individually

Sally Thomas Hertz, Trustee Sally Thomas Hertz
Sally Thomas Hertz, Trustee Sally Thomas Hertz, Individually

EXHIBIT "A"

A tract of land in the Southwest Quarter of the Northeast Quarter, and in the Southeast Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

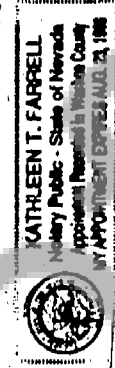
Beginning at the Southwest corner of the North $\frac{1}{4}$ of Government Lot 3; thence East along said South line 600 feet to the true point of beginning; thence North 0 degrees a distance of 1,090 feet; thence East 400 feet; thence South 0 degrees 29' West, 1090 feet more or less to the North line of State Highway 14; thence Westerly along said South line 400 feet more or less to the true point of beginning.

Except that portion lying within State Highway 14.

STATE OF Nevada)
COUNTY OF Washoe) SS.

BE IT REMEMBERED, That on this 18th day of March, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Sally Thomas Porter known to me to be the identical individual described in and who executed the within instrument and acknowledged that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.



Kathleen T. Farrell
Notary Public for: Washoe
Residing at: Indio Village, NV

My commission expires: Aug 23, 1998

STATE OF Nevada)
COUNTY OF WASHOE) SS.

BE IT REMEMBERED, That on this 18th day of March, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Sally Sparks Hertz known to me to be the identical individual described in and who executed the within instrument and acknowledged that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.


KATHLEEN T. FARRELL
Notary Public - State of Nevada
My Commission Expires AUG. 23, 1998

Notary Public for: Nevada
Residing at: Twelve Village NU

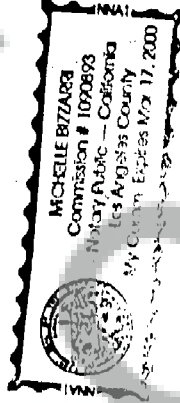
My commission expires: Aug 23, 1998

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
)

On March 23, 1998, before Michelle Bizzari, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Thomas Schachler personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle Bizzari
NOTARY PUBLIC

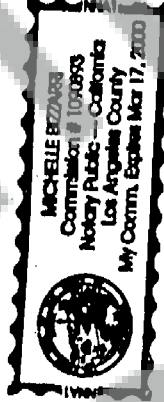


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
)

On March 25, 1998, before Michelle Bizzari, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Thomas Schaefer personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle Bizzari
NOTARY PUBLIC

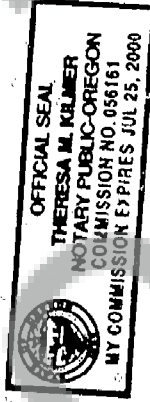


STATE OF Oregon)
COUNTY OF Multnomah) SS.

BE IT REMEMBERED, That on this 15th day of April, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald C. Thomas Jr known to me to be the identical individual described in and who executed the within instrument and acknowledged that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Theresa McKelmer
Notary Public for: Oregon
Residing at: Gresham
My commission expires: 7/25/00

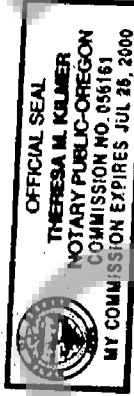


STATE OF Oregon)
COUNTY OF Multnomah) SS.

BE IT REMEMBERED, That on this 15th day of April, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald C. Thomas Jr. known to me to be the identical individual described in and who executed the within instrument and acknowledged that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Theresa M. Kulmer
Notary Public for: Oregon
Residing at: Gresham
My commission expires: 7/25/00



State of Washington) ss.
County of Skamania)

I hereby certify that the annexed and foregoing is a true and correct copy of the Contract of Sale

Record Book No. 15, 1993
Page 748 under Auditor's
No. 1716 as the same now appears on

the record in my office.

I have hereunto set my hand and

day of March, 1998

BY W. L. WILSON County Auditor

Deputy