

408

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 1st day of October, 1972, between
 LEONARD T. FOSTER and RUBY J. FOSTER, hereinafter called the "seller" and
 husband and wife,
 KENNETH M. WRIGHT and DEANNA L. WRIGHT, hereinafter called the "purchaser,"
 husband and wife,
 WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in Skemania County,
 Washington:

The south 250 feet of that portion of the West Half of the Northeast Quarter of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 36, Township 3 North, Range 7 E. W. M., lying southerly of County Road No. 2292 designated as the Simmons Road and westerly of County Road No. 2029 designated as Frank Johns Road as now located and established.

Free of incumbrances, except: Easements and rights of way for County Road No. 2029 designated as Frank Johns Road.

On the following terms and conditions. The purchase price is One Thousand Two Hundred Fifty and no/100ths - (\$ 1,250.00) dollars, of which
 Fifty and no/100ths - (\$ 50.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of One Thousand Two Hundred and no/100ths (\$1,200.00) Dollars in monthly installments of Fifty and no/100ths (\$50.00) Dollars, or more, commencing on the first day of November, 1972, and on the 1st day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of seven per cent (7%) per annum computed upon the monthly balances or the unpaid purchase price, and shall be applied first to interest and then to principal. The purchasers reserve the right at any time they are not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest then due.

This contract shall not be assigned without the express written consent of the sellers, and any purported assignment thereof without such consent, shall be null and void.

The purchaser may enter into possession

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form-purchaser's title policy when the purchaser shall have paid insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

1561

No. _____
TRANSACTION EXCISE TAX

SEP 27 1972

Amount Paid \$0
Michael S. Dumas
Skamania County Treasurer

By _____

Leonard T. Foster (Seal)
Ruby J. Foster (Seal)
Robert M. Dumas (Seal)
Deborah L. Wright (Seal)



STATE OF WASHINGTON,
County of Skamania } ss.

On this day personally appeared before me LEONARD T. FOSTER and RUBY J. FOSTER,
husband and wife,

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of September, 1972.

Robert J. Salmon
Notary Public in and for the State of Washington,
residing at Stevenson therein.

75299

Transamerica Title Insurance Co



A Service of
Transamerica Corporation

Filed for Record at Request of

Name _____
Address _____
City and State _____

REGISTERED	E
INDEXED: DIR	E
RECORDED:	E
COMPARED	
MAILED	

STATE OF WASHINGTON COUNTY OF SKAMANIA RECORDS & DEEDS	
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY <u>Michael S. Dumas</u> ON <u>September 27, 1972</u> AT <u>9:10</u> WAS RECORDED IN BOOK <u>64</u> OF <u>Deed</u> AT PAGE <u>510</u> RECORDS OF SKAMANIA COUNTY, WASH.	
COUNTY AUDITOR <u>E. Michael</u>	