

90708

REAL ESTATE CONTRACT

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SK-11857

THIS CONTRACT, made and entered into this 28th day of April, 1980

between FLEDA T. CHARTIER, a widow,

CHARLES O. SOELZER, a single man, and RICHARD E. TEMPLIN and ELLEN B. TEMPLIN, husband and wife,

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Skamania County, State of Washington:

That portion of the West half of the Southwest quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, lying Northerly of Primary State Highway No. 8 and lying Southerly of Duncan Creek Road No. 10110.

SUBJECT TO: 1. Easements and rights-of-way for electric power transmission lines and for County Road No. 11, known and designated as Duncan Creek Road.

The terms and conditions of this contract are as follows: The purchase price is FIFTY-FIVE THOUSAND AND NO/100 \$5,000.00 Dollars, of which TWELVE THOUSAND TWO HUNDRED AND NO/100 \$12,200.00 Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Balance of FORTY-TWO THOUSAND EIGHT HUNDRED AND NO/100 (\$42,800.00) Dollars to be paid in full to seller on September 1, 1980. It is a condition of this agreement that no interest shall be charged to the purchaser, and seller shall have free use of subject property until September 1, 1980. It is a further condition of this agreement that Purchaser will allow Seller reasonable time to find and purchase a home after Seller receives pay-off. Seller to provide insurance on subject property until September 1, 1980.

It is a further condition of this agreement that Purchaser will not cut any trees or make any alterations in or on subject property without the seller's permission, until balance of contract has been paid in full.

All payments in full shall be made direct to seller or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be date of recordation.

(1) The purchaser assumes and agrees to pay before or after closing all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate, and if by the terms of this contract the purchaser has assumed payment of a mortgage, deed of trust, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to any taxes or assessments now or hereafter due on said real estate, the purchaser agrees to pay the same before closing.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm or a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller or his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use, and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered or agrees to deliver within 15 days of the date of closing a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by SAFECC Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reasons of defect in seller's title to said real estate at or after date of closing and containing no exceptions other than the following:

- Partial general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) 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, deed of trust or other obligation on 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.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty, Fulfillment deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

1. Easements and rights-of-way for electric power transmission lines and for County Road No. 11, known and designated as Duncan Creek Road.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) It is the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to decline all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

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.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payments required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment in such suit, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and all the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

X Freda T. Chartier (SEAL)
Freda T. Chartier
X Charles O. Soelzer (SEAL)
Charles O. Soelzer
X Richard E. Templin (SEAL)
Richard E. Templin
X Ellen B. Templin (SEAL)
Ellen B. Templin

STATE OF WASHINGTON,

County of _____

On this day personally appeared before me _____

to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that

they

their

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of

April, 1980

WHEN RECORDED, RETURN TO
FREDA T. CHARTIER

0.23L Duncan Creek Road Skamania, WA

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me _____

FREDA T. CHARTIER and CHARLES O. SOELZER

to me known to be the individual 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 purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of April, 1980

Notary Public in and for the State of Washington, residing at Brush Prairie

TL 34 R. 8774

SAFECO Title Insurance Company - ACKNOWLEDGMENT - ORDINARY

NAME

FREDA T. CHARTIER

ADDRESS

0.23L Duncan Creek Road

CITY AND STATE

Skamania, WA

RECORDS OF THE _____
