



REAL ESTATE CONTRACT
(RCRMA 8-1980)

BOOK 71

PAGE 147

THIS CONTRACT, made and entered into this 13th day of May, 1980

between ROBERT D. WILSON and ROSE E. WILSON, husband and wife
hereinafter called the "seller," and CLYDE W. TAYLOR and RUTH O. TAYLOR, 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

tract of land in Lot 8 of OREGON LUMBER COMPANY'S SUBDIVISION according to the
official plat thereof on file and of record in the Office of the Auditor of Sta-
mantha County, Washington, in Book "A" of Plats, Page 29, in Section 14, Township
3 North, Range 9 East of the W.M., more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence South 150 feet to the
initial point of the tract hereby described; thence East 206 feet; thence North
150 feet to intersection with the North line of said Lot 8; thence East along the
North Line of said Lot 8 a distance of 374 feet; thence South 330 feet; thence
West 660 feet to intersection with the West line of said Lot 6; thence North 180
feet to the initial point;

EXCEPT the North 150 feet of the East 374 feet thereof. TOGETHER WITH water
rights of seller, pump and pumphouse.

The terms and conditions of this contract are as follows. The purchase price is Fifty-eight Thousand and no/100

(\$58,000.00) of which
Twenty-Five Thousand and no/100 (\$25,000.00) Dollars have
been paid, the receipt of which is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Three Hundred Fifty and no/100 (\$350.00) Dollars,
or more at purchaser's option, on or before the 13th day of June 1980

and Three Hundred Fifty and no/100 (\$350.00) Dollars,
or more at purchaser's option, on or before the 13th day of each succeeding calendar month or if the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the
rate of Twelve (12) per cent per annum from the 13th day of May 1980
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at M.P. 3.49 Cook Underwood Road, Cook WA 986
or at such other place as the seller may direct in writing.

** The principal balance and accrued interest then due shall become fully
due and payable 24 months from date of closing.

Seller agrees to pay purchaser the sum of \$12.00 for each day of
possession beyond date of closing. Possession shall be deemed given
when seller has vacated the premises and delivered keys to same to
purchaser. Said payment shall be the sole responsibility of the
seller.

As referred to in this contract, "day of closing" shall be May 13 1980

(1) The purchaser agrees to pay before delinquency all taxes and assessments that may be levied on and granted
hereafter because of any and all real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or
other encumbrance, or has a duty as a purchaser or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the
purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, or if the purchase price is fully paid, to keep the buildings, now and hereafter placed on and real estate to be sold to
the actual cost, less the cost of repair less of damage by both fire and windstorm in a company acceptable to the seller and for the seller's
benefit, as the interest may appear and to pay all premiums therefor and to defend all policies and bonds issued to the seller.

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

(4) The purchaser assumes all hazard of damage to or destruction of any improvement, now on hand or hereafter placed on or hereafter placed on the lot,
and of the taking of said real estate or any part thereof for public use, and agrees that no such taking, destruction or taking shall constitute a
violation of this contract. In case any part of said real estate is taken for public use, the portion of the consideration shall remain after
payment of reasonable expenses of removal of the same shall be paid to the seller and a check shall be given to the seller for the same or the
seller may elect to allow the purchaser to build all or a portion of such consideration toward the rebuilding or restoration of any and all buildings
damaged by such taking. In case of taking for destruction from a public use, the proceeds of such insurance (including the payment
of the principal balance of the purchase price) shall be deposited to the restoration or rebuilding of such improvements within a reasonable
time, unless the purchaser elects that said proceeds shall be paid to the seller for application of the same as a cash payment.

(5) The seller has conveyed or agrees to convey within 15 days of the date of closing, the purchaser's property of title to market a standard
deed, or a warranty deed, for the purpose, according to SAFCO Title Insurance Company, warrant the purchaser to the full amount of said purchase price
against loss or damage by causes specified in Section 11.1 of the contract, and to pay the cost of recording and certifying the execution of such deed.

- a. Printed general application covering (a) policy form.
- b. All of the instruments called by the terms of this contract, the purchase price, and so forth which the conveyance is founded on, to be
made, filed, and
- c. Any existing contract or contracts which purchaser is purchasing by and on behalf, and any mortgages or other obligations, which seller by
this contract agrees to pay, both of which, for the purpose of this paragraph, shall be deemed to be seller's title.

(6) The seller's title to said real estate is subject to an existing contract or contracts under which same is subject to a real estate, or any
part thereof, or obligation, which seller is to pay, or hereafter is to pay, and which is in force and effect at the time of closing, and the seller, by this contract, warrants
that the purchaser shall have the right to make any payments necessary to satisfy the defunct, and any payments so made shall apply to the
satisfaction of all such obligations under this contract.

The seller agrees to withhold from payment of the purchase price... (1) The seller agrees to withhold from payment of the purchase price...

An easement for water pipeline purposes as inserted in deed recorded December 13, 1910, in Book "B" of Deeds at Page 4, records of Skamania County, Washington.

Rights of the public in and to that portion of said premises lying with Cock-Underwood Road as established on May 13, 1980

June 15, 1980

(2) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate... (2) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate...

(3) In case the purchaser fails to make any payment hereon provided or to obtain insurance, as herein required, the seller may... (3) In case the purchaser fails to make any payment hereon provided or to obtain insurance, as herein required, the seller may...

(4) In case of the exercise of this contract, and it is agreed that in case the purchaser shall be compelled with or without his... (4) In case of the exercise of this contract, and it is agreed that in case the purchaser shall be compelled with or without his...

(5) Upon the payment of all demands, taxes or other payments with respect to the life and termination of purchase... (5) Upon the payment of all demands, taxes or other payments with respect to the life and termination of purchase...

(6) Upon seller's entry on being suit to enforce any provision of this contract, including... (6) Upon seller's entry on being suit to enforce any provision of this contract, including...

(7) The seller shall bring suit to procure an adjudication of the termination of the purchase... (7) The seller shall bring suit to procure an adjudication of the termination of the purchase...

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

Robert D. Wilson ROBERT D. WILSON SEAL

Rose E. Wilson ROSE E. WILSON SEAL

Clyde W. Taylor CLYDE W. TAYLOR SEAL

Ruth O. Taylor RUTH O. TAYLOR SEAL

STATE OF WASHINGTON

County of Skamania

On this day personally appeared before me Robert D. Wilson and Rose E. Wilson

to me known to be the said Robert D. Wilson and Rose E. Wilson 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 expressed.

GIVEN under my hand and official seal this 13th day of

May, 1980



Signature of Notary Public: Stephen R. C. [Signature]



SAFECO TITLE INSURANCE COMPANY

7509

Filed for Record at Request of

TRANSACTION EXCISE TAX

MAY 14 1980

Amount Due \$287.00

Skamania County Treasurer

NAME

ADDRESS

CITY AND STATE

TO HAVE BY WARRANT AND RECORDERS USE COURT OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

[Signature]

[Signature]

[Signature]

FILED HEREON THIS 14th DAY OF

MAY 1980 AT SKAMANIA

COUNTY OF SKAMANIA, WASHINGTON

[Signature]

[Signature]

CLERK

Table with columns: INDEXED, FILED, RECEIVED, CHECKED, INDEXED, FILED, RECEIVED, CHECKED, INDEXED, FILED, RECEIVED, CHECKED