









REAL ESTATE COMMISSION

FORM NO. 100

CURBEN / WATER RIGHTS, SURFACE AND HYDROLOGIC RIGHTS, AND ALL OTHER RIGHTS, AND  
SHOULD BE MADE BY AN INDIVIDUAL PERSON, UNLESS THE SELLER HAS BEEN  
SELLER AND OTHER PERSONS AS SOLE AGENTS, PARTNERS, OR JOINT OWNERS.

SELLER: [Signature]  
SELLER: WILLIAM E. ZILLES

PURCHASER: [Signature]  
PURCHASER: WILLIAM E. ZILLES

MURPHREE TO RHODE

Unofficial Copy







The entire agreement concerning the purchase price and terms of the purchase shall be contained in the contract and shall be subject to the provisions of the contract...

EASEMENT RECORDED APRIL 3, 1955 IN BOOK 41 OF DEEDS AT PAGE 207, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

(10) 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 demolish and not to use, or permit the use of, the real estate for any illegal purpose.

(11) In case the purchaser fails to make any payment hereon provided or to maintain insurance, to have repaired, the seller may make such payment or effect such insurance, and any amount so paid by the seller together with interest at the rate of 10% per annum 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.

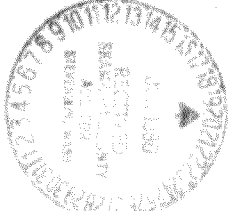
(12) Terms of the terms of this contract, and if it is so provided that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereon or promptly as the terms and conditions hereof provided, the seller may elect to terminate all the purchaser's rights hereunder, and upon the giving of 30 days written notice to the purchaser hereunder, all improvements placed up on 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 the seller by the act of re-entry shall be deemed to have re-conveyed the real estate to the seller as of the date of such re-entry.

(13) Upon the expiration of the term of this contract, the purchaser shall have the right to purchase the real estate for the same price as the purchase price paid hereon, less the amount of any payments made by the purchaser on the real estate, and the seller shall have the right to sell the real estate to any third party.

(14) Upon the expiration of the term of this contract, the purchaser shall have the right to purchase the real estate for the same price as the purchase price paid hereon, less the amount of any payments made by the purchaser on the real estate, and the seller shall have the right to sell the real estate to any third party.

(15) The purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses incurred in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be determined 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.



*William T. Murphree*  
WILLIAM T. MURPHREE

*Ethel M. Murphree*  
ETHEL M. MURPHREE

*Robert A. Rhode*  
ROBERT A. RHODE

*Margorie F. Rhode*  
MARGORIE F. RHODE



STATE OF WASHINGTON

County of SKAMANIA

On this day personal appeared before me

to me known to be the individual

signed the within and their

for the use and purposes herein expressed.

WILLIAM T. MURPHREE AND ETHEL M. MURPHREE, HUSBAND AND WIFE

THEY

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20TH day of JUNE, 1980

No. 90901  
TRANSACTION EXCISE TAX

JUN 20 1980

Amount Paid \$1,000.00

Skamania County Treasurer

By *[Signature]*

*[Signature]*  
STEVENSON

90901



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

RECORDED  
INDEXED  
SERIALIZED  
FILED  
JUN 20 1980  
SKAMANIA COUNTY

STATE OF WASHINGTON  
THE COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OR INSTRUMENTS FILED BY

*[Signature]*

is/are correct and true.

THE RECORDING FEE IS

\$1,000.00

ON THIS DATE

AT THE COUNTY CLERK'S OFFICE

OF SKAMANIA COUNTY, WASH.

*[Signature]*

COUNTY CLERK



REAL ESTATE CONTRACT

SCHEDULE "A"

CURRENT WATER RIGHTS, SURFACE AND PIPED, ARE TO BE MAINTAINED AND PROTECTED.  
SHOULD BUYER BE AN INCORPORATION, PERSONAL GUARANTEES ARE REQUIRED.  
SELLER WILL REMOVE PERSONAL ITEMS AS SOON AS POSSIBLE AFTER CLOSING.

SELLER SM

PURCHASER RR

SELLER SM

PURCHASER MR

MURPHREE TO RHODE

Unofficial Copy