

SAFECO

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THIS CONTRACT, made and entered into this 8th day of AUGUST, 1980

between STELLA MCQUIRE, A SINGLE WOMAN,
hereinafter called the "seller," and WILLIAM A. THOMPSON, A SINGLE MAN,
hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the real estate described
herein, with the appurtenances, in SKAMANIA COUNTY Country, State of Washington.

THE ATTACHED LEGAL DESCRIPTION:

SALE INCLUDES 1070 KINGWOOD MOBILE HOME 51' X 12', SERIAL NO. 774X 681, S/L 2F.

The terms and conditions of this contract are as follows: The purchase price of THAT FOUR THOUSAND DOLLARS AND NO/100 is 34,000.00 Dollars, of which
THREE THOUSAND DOLLARS AND NO/100 is 3,000.00 Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
FOUR HUNDRED DOLLARS AND NO/100 is 400.00 Dollars,

or more at purchaser's option, on or before the 15th day of SEPTEMBER 19 80
FOUR HUNDRED DOLLARS AND NO/100 is 400.00 Dollars,
or more at purchaser's option, on or before the 15th day of each succeeding calendar month until 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 10% per cent per annum from the 15th day of AUGUST 19 80
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 to RIVERVIEW SAVINGS ASSOCIATION
or at such other place as the seller may direct in writing. WASHOUGAL, WASHINGTON
WASHOUGAL, BRANCH

FOR 12 MONTHS; THEN INCREASING PAYMENTS TO FIVE HUNDRED DOLLARS AND NO/100 OR
MORE PER MONTH UNTIL CONTRACT HAS BEEN PAID IN FULL;
SALE INCLUDES RANGE, REFRIGERATOR AND DISHWASHER.

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

- (1) The purchaser agrees and agrees to pay before delivery of all taxes and assessments that may be levied against and assessed against the property on said real estate, and if by the terms of this contract the purchaser has agreed to pay any of such taxes or assessments, he or she shall pay the same before delivery of the property to the purchaser.
- (2) The purchaser agrees, until the purchase price is fully paid, to keep the building now and hereafter placed on said real estate insured by the seller against loss or damage by fire and lightning in a company acceptable to the seller and to pay the cost of such insurance, and to pay all premiums therefor and to deliver all policies and renewals of the same to the seller.
- (3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his agents shall be held to any liability for the condition of any improvements thereon nor shall the purchaser or seller or the agents of either be held to any liability for alterations, improvements or repairs unless the contract or agreement relied on is contained herein or is in writing and a copy thereof made a part of this contract.
- (4) The purchaser assumes all liability of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and the taking of said real estate for a part thereof for public use, and agrees that such damage, destruction or taking shall not constitute a breach of this contract, and in case any part of said real estate is taken for public use, the portion of the contract price remaining after payment of the balance of the purchase price shall be paid to the seller and applied in payment of the purchase price in some other manner, or the seller shall be entitled to a portion of such consideration award to the building or restoration of any improvements damaged by such taking. In case of damage or destruction from a cause insured against, the proceeds of such insurance remaining after payment of the reasonable expense of restoring the same shall be devoted 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 on the purchase price hereon.
- (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 similar instrument therefor, issued by a title insurance company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in title in said real estate as of the date of closing and containing no exceptions other than the following:

- (a) Unrecorded general liens appearing in said policy of title;
 - (b) Easements or encumbrances, such as by the terms of this contract the purchaser shall assume, that do not inure to the benefit of the purchaser hereunder; and
 - (c) Any existing contract or contracts under which seller is purchasing or about to purchase, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph shall be deemed defects in seller's title.
- And if seller is not on said real estate as of the date of closing, or if seller is purchasing or about to purchase, and real estate, or any improvement on or about the same, which seller is to pay, seller agrees to pay the full purchase price in accordance with the terms hereof, and seller shall have the right to make any repairs necessary to restore the defect, and any payments or moneys shall be applied to the full purchase price due the seller under this contract.

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DESCRIPTION FOR REAL ESTATE CONTRACT,
MCGUIRE - THOMPSON

BOOK 78

PAGE 540

A TRACT OF LAND IN THE SOUTH FIVE-EIGHTHS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH FIVE-EIGHTHS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 480.8 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID FRACTIONAL SECTION 30, 192.27 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING EAST 200 FEET PARALLEL TO THE NORTH LINE OF SAID FRACTIONAL SECTION 30; THENCE NORTHEAST 550 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH FIVE-EIGHTHS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, SAID POINT ALSO BEING 642.27 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH FIVE-EIGHTHS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE WEST 450 FEET ALONG SAID NORTH LINE; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 30, 480.8 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT ALSO KNOWN AS LOT 3 OF THE STELLA MCGUIRE SHORT PLAT AS RECORDED JULY 15, 1980 IN BOOK 2 OF SHORT PLATS, AT PAGE 177, UNDER AUDITOR'S FILE NO. 90970, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THE 60 FOOT PRIVATE ROADWAY DESIGNATED AS MCGUIRE ROAD AND AS DELINEATED ON THE ABOVE DESCRIBED SHORT PLAT, UNDER AUDITOR'S FILE NO. 90970.