



92489

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 79 PAGE 745

THIS CONTRACT, made and entered into this 20th day of May, 1981
between NELSON L. MEAGHERS and RUTH M. MEAGHERS, husband and wife,
hereinafter called the "seller," and STANLEY L. BARBER and LAURAL L. BARBER, 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:

(See Exhibit "A" attached hereto)

No. 8212
TRANSACTION EXCISE TAXMAY 27 1981
Amount Paid \$ 240.00Skamania County Treasurer
By *W. L. Corns*

The terms and conditions of this contract are as follows: The purchase price is Twenty-Four Thousand and
No/100----- (\$ 24,000.00) Dollars, of which
Five Thousand and No/100----- (\$ 5,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Two Hundred Fifty-six and 38/100----- (\$ 256.38) Dollars,
or more at purchaser's option, on or before the 20th day of June, 19 81

and Two Hundred Fifty-six and 38/100----- (\$ 256.38) Dollars,
or more at purchaser's option, on or before the 20th 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 1/2% per cent per annum from the 20th day of May, 19 81,
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 Columbia Gorge Bank, Stevenson, WA 98648
or at such other place as the seller may direct in writing.

Purchasers may at their option make prepayments of principal, provided
that no more than 29% of the purchase price is paid in any one of the
first three calendar years. If more than that sum is paid in any one
of the first three calendar years, purchasers shall pay 10% of the excess
so paid, in addition to other sums, for the privilege of such excess
prepayment.

As referred to in this contract, "date of closing" shall be May 20, 1981.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be 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 any mortgage, contract or
other encumbrance, or has assumed payment of 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, 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 in 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 nor 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 SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price
against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the
following:

- Printed 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 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.

(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:

Any lien or encumbrance that may attach after date of closing through any person other than the seller.

(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 2 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) Time is of 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 declare 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 to 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 payment 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 is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses 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 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.

Nelson L. Meaghers (SEAL)
NELSON L. MEAGHERS

Ruth M. Meaghers (SEAL)
RUTH M. MEAGHERS

Stanley L. Barber (SEAL)
STANLEY L. BARBER

Laural L. Barber (SEAL)
LAURAL L. BARBER

STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me NELSON L. MEAGHERS and RUTH M. MEAGHERS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that

signed the same as

their

free and voluntary act and deed,

for the purposes therein mentioned.

Witness my hand and official seal this

20th day of

May, 1981.

Jan C. Kiepsinski
Notary Public in and for the State of Washington

Residing at Stevenson



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME _____

ADDRESS _____

CITY AND STATE _____

Registered E
Indexed, Dir. 24
Indirect 24
Recorded X
Mailed _____

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON	
COUNTY OF SKAMANIA	CS
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING FILED BY	
<u>Jan C. Kiepsinski</u>	
OF <u>Stevenson, Ok</u>	
AT <u>1:30</u> M	<u>5-27</u> 19 <u>81</u>
WAS RECORDED IN BOOK <u>79</u>	
OF <u>Deed</u>	AT PAGE <u>745</u>
RECORDS OF SKAMANIA COUNTY, WASH.	
<u>Deed Messenger</u>	
<u>E. Meagher</u>	COUNTY AUDITOR
	DEPUTY

EXHIBIT "A"

A TRACT OF LAND IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SECOND STREET IN THE TOWN OF STEVENSON WHICH IS SOUTH 600 FEET AND NORTH $89^{\circ} 14'$ WEST 413 FEET FROM THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C. AND THE NORTH LINE OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 E.W.M.; THENCE SOUTH 159 FEET; THENCE $89^{\circ} 14'$ EAST 53 FEET; THENCE SOUTH TO THE NORTHERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 8; THENCE FOLLOWING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NORTHEASTERLY TO A POINT DUE SOUTH OF A POINT SOUTH 602.2 FEET AND NORTH $89^{\circ} 06'$ WEST 260 FEET FROM THE INTERSECTION OF THE WEST LINE OF THE SAID SHEPARD D.L.C. AND THE NORTH LINE OF THE SAID SECTION 1; THENCE NORTH TO A POINT 110 FEET SOUTH OF THE SOUTH BOUNDARY LINE OF SECOND STREET; THENCE WEST 50 FEET; THENCE NORTH 10 FEET THENCE WEST 50 FEET; THENCE NORTH 100 FEET TO THE SOUTH BOUNDARY LINE OF SECOND STREET, SAID POINT BEING SOUTH 602.2 FEET AND NORTH $89^{\circ} 06'$ WEST 360 FEET FROM THE INTERSECTION OF THE WEST LINE OF THE SAID SHEPARD D.L.C. AND THE NORTH LINE OF THE SAID SECTION 1; THENCE WEST FOLLOWING THE SOUTH BOUNDARY LINE OF SECOND STREET 53 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO DANIEL L. LILLEGARD AND JUDIE A. LILLEGARD, HUSBAND AND WIFE, IN BOOK 77 OF DEEDS AT PAGE 65, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECOND STREET 602 FEET SOUTH AND 260 FEET NORTH $89^{\circ} 06'$ WEST OF THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C., WITH THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 110 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 18 FEET THENCE SOUTH 34 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 14 (PRIMARY STATE HIGHWAY NO. 8) THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT DUE SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

N & M
lmm
LB