



92761

REAL ESTATE CONTRACT

BOOK 79 PAGE 985 (1)

THIS CONTRACT, made and entered into this 10th day of May, 1978
between H. ROBERT COLE and HELEN R. COLE, husband and wife,
hereinafter called the "seller," and HUGH D. McCRACKEN and CAROL O. McCRACKEN, 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:

Parcel B
BEGINNING AT THE Northeast corner of Section 22, Township 4 North,
Range 7 East of the Willamette Meridian;
thence South 45° West towards the Southwest corner of the Northeast
quarter of the Northeast quarter of the Northeast quarter of said Section
22, 570 feet more or less to the East right-of-way line of the County Road;
thence Southeasterly along said right-of-way to the South line
of said Northeast quarter of the Northeast quarter of the Northeast quarter
of Section 22;
thence East 660 feet more or less to the POINT OF BEGINNING.

The terms and conditions of this contract are as follows: The purchase price is FIFTEEN THOUSAND AND NO/100
TWO HUNDRED AND NO/100 (\$15,000.00 Dollars, of which
(\$200.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchaser agrees to pay the remaining balance of the purchase
amounting to Fourteen Thousand Eight Hundred and no/100 (\$14,800.00)
Dollars, as follows: By paying the remaining balance in monthly install-
ments of One Hundred Forty and 44/100 (\$140.44) Dollars, or more, com-
mencing on the 10th day of June, 1978, and on the 10th day of each and
every month thereafter until the full amount of the purchase price to-
gether with interest shall have been paid. The installment due June
10, 1978, and said monthly installments shall include interest at the
rate of Nine and one-half percent ($9\frac{1}{2}\%$) per annum computed upon the
diminishing principal basis; and said installments shall be applied
first to interest and then to principal.



No. 8321
TRANSACTION EXCISE TAX

JUL 13 1981
Amount Paid \$150.00 + \$55.50 finally

As referred to in this contract, "date of closing" shall be
The Dalles, Or. 97058
June 10, 1978

The First National Bank of Oregon,
The Dalles Branch, P.O. Box 541

- (1) The purchaser assumes and agrees to pay before delinquency 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 pay- ment of any mortgage, deed of trust, 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 accept- able 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 agree- ment 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 here- after 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 such 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:
 - a. Printed general exceptions appearing in said policy form;
 - b. 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
 - c. Any existing contract or contracts under which seller is purchasing said real estate, and on, mortgage or other obliga- tion, 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 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:

Those of record. Purchaser is aware that electricity, water and road maintenance are not provided to the property.

(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) 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 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 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.

H. Robert Cole (SEAL)
H. Robert Cole

Helen R. Cole (SEAL)
Helen R. Cole

Hugh D. McCracken (SEAL)
Hugh D. McCracken

Carol O. McCracken (SEAL)
Carol O. McCracken

STATE OF WASHINGTON,

County of

ss.

On this day personally appeared before me H. Robert and Helen R. Cole, husband and wife,
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 uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of May, 1978

James E. Hurd
Notary Public in and for the State of Washington
residing at Goldendale

WHEN RECORDED, RETURN TO

92761

SAFECO



SAFECO TITLE INSURANCE COMPANY

Registered
Indexed Dir.
Indirect 61
Recorded X
Mailed

Filed for Record at Request of

Robert Cole
Koukhat County Title Co
P.O. Box 51
Goldendale, WA 98620

NAME Hugh D. and Carol O. McCracken

ADDRESS 10114 N.W. Lakeshore Dr.

CITY AND STATE Vancouver, WA 98665
(206-573-9310)

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) SS.
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Koukhat Co. Title Co
6451 Goldendale
AT 2:00 M 7-13 1981
WAS RECORDED IN BOOK 79
OF Recd AT PAGE 985
RECORDS OF SKAMANIA COUNTY, WASH.
Seal Moring
COUNTY AUDITOR
E. Moring DEPUTY