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## REAL ESTATE CONTRACT

B77-84

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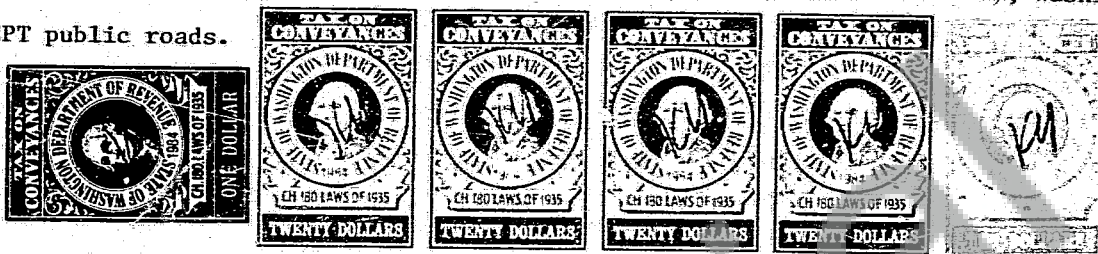
THIS CONTRACT, made and entered into this 15th day of October, 1984  
between SHARLEEN ANN JAMES, as her separate estate

hereinafter called the "seller," and DALE P. PERRY and SANDRA M. PERRY, 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:

The Southeast Quarter of the Southwest Quarter of the Southeast Quarter and the  
Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 18,  
Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington

EXCEPT public roads.



The terms and conditions of this contract are as follows: The purchase price is

EIGHTY FIVE THOUSAND AND NO/100

FIVE THOUSAND AND NO/100

( \$ 85,000.00 ) Dollars, of which

( \$ 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:

ONE THOUSAND AND NO/100

( \$1,000.00 ) Dollars, or

more at purchaser's option, on or before the 15th day of October, 1985 and

ONE THOUSAND AND NO/100

( \$1,000.00 ) Dollars, or

more at purchaser's option, on or before the 15th day of each succeeding calendar  
year 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 TEN (10) percent per annum from the 15th day of October, 1984.  
In addition to the foregoing annual principal payments, purchaser agrees to pay all  
accrued interest on or before March 15, 1985 and thereafter on the 15th day of  
each and every month.

\*Purchaser shall make a principal payment of \$5,000.00 on or before February 15, 1985.

\*Purchaser shall be entitled to a deed release of five (5) acres when the principal  
balance of this contract has been reduced to \$60,000.00, and an additional five (5)  
acres when the principal balance has been reduced to \$30,000.00.

\*Notwithstanding the aforementioned payment terms of this real estate contract, the  
purchasers agree to pay in full, the entire remaining principal balance, together  
with accrued interest owing seller, on or before February 15, 1999.

All payments to be made hereunder shall be made at  
or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be October 15, 1984

(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 hereon 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 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.

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(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:

Easement for ingress and egress and utilities affecting the east 60 feet disclosed by recording no. 96923, Book 83, Page 80.

(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.

STATE OF WASHINGTON,

County of Clark

ss.

On this day personally appeared before me Sharleen Ann James, Dale P. Perry and Sandra M. Perry to me known to be the individual S 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 17<sup>th</sup> day of October, 1984

WHEN RECORDED, RETURN TO

Sharleen Ann James  
39315 SE Evergreen Boulevard  
Washougal, Wa. 98671

No. 10057  
TRANSACTION EXCISE  
OCT 29 1984  
Amount Paid 6.00  
Snohomish County Treasurer  
By [Signature]

THIS SPACE RESERVED FOR RECORDER'S USE



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

SEARCHED	INDEXED
SERIALIZED	FILED
OCT 29 1984	
CLATSOP COUNTY	
CLATSOP COUNTY RECORDER	
2:16	
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[Signature]	