

## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 13th day of AUGUST 1986

between ETHELYN M. OPHEIM AND MARION D. BUSBY, as joint tenants with right of survivorship and not as tenants in common.

hereinafter called the "seller," and

JAMES O. HOLCROFT, a single person

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:

A tract of land located in the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 34; thence along the West line of the Southeast Quarter of the Northwest Quarter of the said Section 34, South 150 feet to the initial point of the tract hereby described; thence along said West line South 120 feet; thence East to the center of the channel of the Washougal River; thence in a Northerly direction following the centerline of the channel of the Washougal River to a point East of the initial point; thence West to the initial point.

The terms and conditions of this contract are as follows: The purchase price is FIFTY-TWO THOUSAND AND NO/100 (\$ 52,000.00 ) Dollars, of which

NINE THOUSAND FIVE HUNDRED AND NO/100 (\$ 10,000.00 ) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

FOUR HUNDRED FIFTY-ONE 34/100 (\$ 451.34 ) Dollars, or more at purchaser's option, on or before the 13th day of SEPTEMBER, 19 86, and FOUR HUNDRED FIFTY-ONE 34/100 (\$ 451.34 ) Dollars,

or more at purchaser's option, on or before the 13th 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 13th day of AUGUST, 1986, 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 Oregon Telcor Credit Union, 2121 S.W. Fourth Ave. or at such other place as the seller may direct in writing. Portland, Oregon 97201

The provisions of the Washington Real Estate Contract Forfeiture Act, RCW Chapter 61.30 shall be prevelant in the event of default of any of the terms and provisions of the contract.

Purchaser agrees to pay taxes and insurance separately and timely, when due, and to furnish proof of such payment to the Sellers, when paid.

All contingencies and conditions of the earnest money agreement have been met by both buyer and seller.

As referred to in this contract, "date of closing" shall be August 13 1986

(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 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 Commonwealth Land 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.

Transaction in compliance with County sub-division ordinances, Skamania County Assessor - By: 2-5-34-2-1001

