

109054

BOOK 118 PAGE 477



First American Title Insurance Company

Filed for Record at Request of

Name Lester BauschAddress 5160 York Hill DriveCity and State Hood River, Oregon 97031

THIS SPACE PROVIDED FOR RECORDERS USE

FILED FOR RECORD

SKAMANIA CO. WASH

BY Graydon B. Hallock

APR 16 2 02 PM '90

P. Lowmy

GARY M. OLSON

Statutory Warranty Deed

THE GRANTOR LESTER C. BAUSCH and PEARL M. BAUSCH, husband and wife,
for and in consideration of TWENTY-EIGHT THOUSAND DOLLARS (\$28,000.00)
in hand paid, conveys and warrants to GRAYDON B. HALLOCK and AVIS E. HALLOCK, husband and wife,
the following described real estate, situated in the County of Skamania State of Washington:

See Exhibit "A" attached hereto and by this reference incorporated herein, EXCEPTING THEREFROM
all easements, rights of way, agreements, restrictions, regulations, taxes, liens and
encumbrances of record or in use.

This is a deed given in fulfillment of that certain contract of sale dated August 25, 1972,
executed by Lester C. Bausch and Pearl M. Bausch, husband and wife, vendors, and Graydon B.
Hallock and Avis E. Hallock, husband and wife, vendees, recorded October 10, 1972, under
Skamania County Auditor's File No. 75379.

The transaction excise tax was paid on October 10, 1972, under Excise No. 1608.

REAL ESTATE EXCISE TAX

APR 16 1990

PAID BY 1608

Graydon B. Hallock
SKAMANIA COUNTY TREASURERDated April 16, 1990Lester C. Bausch
Lester C. BauschPearl M. Bausch
Pearl M. Bausch

OREGON

STATE OF ~~WASHINGTON~~COUNTY OF Hood River

On this day personally appeared before me
LESTER C. BAUSCH and PEARL M. BAUSCH

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
day of April, 19 90

Notary Public in and for the State of ~~Washington~~ Oregon, residing at
Justin W. Van Rater

My Commission Expires: 10/4/91

LPB-10 (6/84)

STATE OF WASHINGTON

COUNTY OF _____

On this _____ day of _____, 19____,
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____ Secretary,
respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instru-
ment to be the free and voluntary act and deed of said corporation, for the uses and purposes
therein mentioned, and on oath stated that _____
authorizing _____ to execute the said instrument and that the seal affixed is the corporate seal of said
corporation.

Witness my hand and official seal hereto affixed the day and year first above written.
Notary Public in and for the State of Washington, residing at _____



Registered _____
Indexed, Uir _____
Indirect _____
Filed 4/23/90
Mailed _____

Glendon J. Kimmel, Skamania County Assessor,
By: Graydon B. Hallock Parcel #03082700020100
4/16/90



86055

REAL ESTATE CONTRACT

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THIS CONTRACT, made and entered into this 3rd day of April, 1978
between GRAYDON B. HALLOCK and AVIS E. HALLOCK, husband and wife,
hereinafter called the "seller," and GEORGE ESSEX and JEAN ESSEX, 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:

A tract of land in the Jos. Robbin D.L.C. in Section 27, Township 3
North, Range 8 East of the W.M., more particularly described as follows:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid;
thence East 20 chains; thence South 20 chains; thence West 20 chains;
thence North 20 chains to the Point of Beginning;

EXCEPT that portion thereof lying Northerly of County Road No. 3036,
designated as the Berge Road.

The terms and conditions of this contract are as follows: The purchase price is Sixty Thousand and no/100

----- \$60,000.00 Dollars, of which
Five Hundred and no/100 ----- (\$ 500.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

In monthly installments of Five Hundred Twenty and 70/100 (\$520.70)
Dollars beginning with the 10th day of May, 1978, and
continuing monthly thereafter until the whole balance of the purchase
price, both principal and interest, shall have been fully paid. The
unpaid balance of the purchase price shall at all times bear interest
at Eight and One-Half per cent (8-1/2%) per annum, and from each payment
shall first be deducted interest to date and the balance shall be applied
on principal. Permission is especially granted to purchaser to make
larger payments at any time, or to pay the contract in full, and interest
shall immediately cease on all payments so made. THIS CONTRACT SHALL
NOT BE ASSIGNED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SELLERS, AND
ANY PURPORTED ASSIGNMENT THEREOF WITHOUT SUCH CONSENT SHALL BE NULL
AND VOID.

No. 5651
TRANSACTION EXCISE TAX

APR 6, 1978
Amount Paid 600.00

Skamania County Treasurer
By Karen A. Wynne

All payments to be made hereunder shall be made at 1460 Butte Falls Hwy, Eagle Pt., Oregon 97524
or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be April 4, 1978.

(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

Transaction in compliance with County subdivision ordinances.
Skamania County Assessor. By: [Signature]

