WHEN RECORDED RETURN TO L. EUGENE HANSON ATTORNEY AT LAW P. O. BOX 417 WHITE SALMON N.º 98672

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PEAL ESTATE CONTRACT [Pesidential Short Form;

BOOK 144 PAGE 201

- 1. PARTIES AND DATE: This contract is entered into this /r fm day of December, 1989, between BROUGHTON LUMRER COMPANY, a Washington corporation, M.P.61.43, State Highway 14, Underwood, WA 98651, as "Seller" and JESSE P. DUDLEY and PATSY K. DUDLEY, husband and wife, M.P.005, Underwood, WA 98651, as
- 2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Puyer and Ruyer agrees to purchase from Seller the following described real Estate in Skamania

Lot 6, PLAT OF WILLARD, according to the plat thereof, recorded in Book "B", Page 62, Skamania County Plat Records.
SUBJECT TO covenant for timber management purposes of adjacent Broughton Lumber Company lands; ALSO SUBJECT TO Broughton Lumber Company right of access to Log Deck ALSO SUBJECT TO Willard Homeowner's Agreement, Poad Maintenance Agreement and Water System Agreement as recorded in Book 109 of Deeds. ALSO SUBJECT TO and TOGETHER WITH easements for telephone, electric utility and water lines as shown on said Plat or new existing.

- 3. (a) PRICE. Buyer agrees to Pay:
 \$9,500.00 Total Price
 \$1,300.00 Down Payment and Earnest Money. \$8,200.00 - Amoint Financed by Seller.
 - (b) PAYMENT OF AMOUNT FINANCED BY SELLER. Buyer agrees to pay the sum of \$8,200.00 as follows: Buyer agrees to pay the sum of \$8,200.00 as tillows: \$124.43, or more at Ruyer's option on or before the 18 day of 1989. at the rate of 10% per annum on the declining balance thereof; and a like amount or more on or before the 1877 day of each ard every month therea ter until paid in full.

DUE IN FULL NOT LATER THAN WEST, THE ENTIRE PALANCE OF PRINCIPAL AND INTEREST IS

Payments are applied first to interest accrued to date of payment and then to principal. Payments shall be made to Seller: M.P.61.43, State Highway 14, Inderwood, NA 98651, or such other place as the Seller may hereafter indicate in writing.

- 4. OTHER ENCUMBRANCES AGAINST THE PROPERTY. The property is subject to encumbrances including the following listed lenancies, easements, restrictions and reservations in addition to the obligations assumed by Buyer and the obligations being paid by Seller: Willard Subdivision Covenants, Homeowner Association Requirements, private streets and water system, utilities easements.
- 5. FULFILIMENT DEED. Upon payment of all amounts due Seller, Seller of grees to deliver to Buyer: Statutory Warranty Deed in fulfillment of this encumbrances assumed by Buyer or to defects in title arising subsequent to the Any personal property included in 'he sale shall be included in the fulfillment
- 6. LATE CHARGES. If any payment on the purchase price is not made within ten (10) days after the date it is due. Buver agrees to pay a late charge equal to five '5%') per cent of the amount of such payment. Such late payment charge shall be in addition to all other remedies available to Saller and the first

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