

DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

ment, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

(Notarial seal, affixed)

Raymond C. Sly
Notary Public in and for the State of Washington,
residing at Stevenson, therein.

\$3.30 USIR and \$3.00 State Stamps affixed, cancelled "10-25-49 A.L."

Filed for record October 25, 1949 at 10-05 a.m. by R. C. Sly.

John C. Wachter
Skamania County Auditor

#40016

George Zulauf et ux to Loren A. Eshleman et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 17th day of October, 1949, between George Zulauf and Ethel A. Zulauf, husband and wife hereinafter called the "seller" and Loren A. Eshleman and Dana Eshleman, husband and wife, hereinafter called the "purchaser",

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in Skamania, County, Washington:

The south half of the northwest quarter of the southeast quarter of the southwest quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) section eleven (11) Township three (3) North of Range nine (9) East of Willamette Meridian.

Free of incumbrances,

On the following terms and conditions: The purchase price is ONE THOUSAND and no/100 (\$1,000.00) dollars, of which TWO HUNDRED and no/100 (\$200.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows: The purchaser shall pay the balance of the purchase price, namely Eight hundred (\$800.00) dollars, as follows: Twenty Five Dollars (\$25.00) or more on November 15th and Twenty Five Dollars (\$25.00) or more on the 15th day of each and every month until the full purchase price and interest thereon shall have been paid. The monthly payments herein shall include interest, and are to be payable to the seller for deposit at the Bank of Stevenson, Washington.

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation thereby evidenced, or any part thereof; (2) to keep the buildings now and hereafter placed upon the premises unceasingly insured against loss or damage by fire, to the full insurable value thereof, in the name of the seller as owner, in an insurance company satisfactory to the seller for the benefit of the mortgagee, the seller, and the purchaser, as their interests may appear, until the purchase price is fully paid, and to deliver to seller the insurance policies, re-^{such}newals, and premium receipts, except/as are required to be delivered to the mortgagee; (3) to keep the buildings and all other improvements upon the premises in good repair and not to permit waste; and (4) not to use the premises for any illegal purpose.

In the event that the purchaser shall fail to pay before delinquency any taxes or assessments or any payments required to be made on account of the mortgage, or to insure the premises as above provided, the seller may pay such taxes and assessments, make such payments, and effect such insurance, and the amounts paid therefor by him shall be deemed a part of the purchase price and become payable forthwith with interest at the rate of 10 per cent per annum until paid, without prejudice to other rights of seller by reason of