

WITNESSETH: That 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 the County of Skamania, State of Washington, to-wit:

Lots Five (5), Six (6) and Seven (7) of Block Three (3), Roselawn Extension to town of Stevenson, excepting that portion of Lot Seven (7) described as follows:

Commencing at the Southeasterly corner thereof - hence North along the East line of Lot Seven (7), to the Northeast corner - Hence Westerly along the Northerly line of said lot, a distance of four feet, thence in a straight line to the point of beginning.

The terms and conditions of this contract are as follows: The purchase price is Seven Thousand Three Hundred Fifty (\$7,350.00) Dollars, of which One Thousand

Five Hundred Dollars (\$1,500.00) Dollars has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

\$50, or more, on the 1st day of July, 1950, and \$50, or more, on the 1st day of each and every month thereafter until the entire balance of principal and interest have been fully paid. Interest is to be figured at the rate of 6 per cent per annum on unpaid balances. The payments, as made, shall be applied first to the payment of accrued interest, and the balance to the reduction of principal.

All payments as provided in this contract shall be made at the West Seattle Branch of the Washington Mutual Savings Bank at 4519 California Avenue, Seattle 6, Washington, or such other place as the sellers or their assignees may hereafter designate.

Possession shall be given June 1, 1950, at which time the interest, as herein provided, shall commence and be charged from.

The purchaser is entitled to take possession of said premises on June 1, 1950.

The purchaser agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

The purchaser assumes all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereon, and of the taking of said premises or any part thereof for public use.

The purchaser agrees, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire in some company acceptable to the seller and for the seller's benefit as interest may appear and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

In case the purchaser shall fail to make any payment hereinbefore provided by the purchaser to be made, the seller may make such payment and any amount so paid by the seller, together with interest thereon from date of payment until repaid at the rate of ten (10) per cent per annum, shall be repayable by the purchaser on demand, all without prejudice to any other right the seller might have by reason of such default.

The purchaser agrees that full inspection of said described premises has been made and that neither the seller nor assigns shall be held to any covenant respecting the condition of any improvements or repairs, unless the covenant or agreement relied on be in writing and attached to and made a part of this contract.

The seller has procured or agrees, within ten days from date hereof, to procure from Washington Title Insurance Company a purchaser's policy of title insurance, insuring the purchaser to the full amount of the said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens not assumed by the purchaser under this agreement.

The seller agrees, on full payment of said purchase price in manner hereinbefore specified, to make, execute, and deliver to the purchaser a good and sufficient Warranty deed of said described premises.

Time is of the essence of this contract. In case the purchaser shall fail to make