

SKAMANIA COUNTY, WASHINGTON

YAKIMA BINDERY & PTG. CO. 192512

485

signed and sealed the same as their 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)

Donnie R. Thomas
Notary Public in and for the State of Washington,
residing at White Salmon.

\$6.05 USIR and \$5.50 State Stamps affixed, cancelled "CEC 5/17/51"

Excise Tax paid May 16, 1951 of \$55.00 Mabel J. Jeter Skamania Co. Treasurer.

Filed for record May 17, 1951 at 10-15 a.m. by C. E. Chanda.

John C. Wachter
Skamania County Auditor

#42450

Oscar Markuson, et ux to Hershel A. Royse, et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 26th day of April, 1951, between Oscar Markuson and Hazel Markuson, husband and wife, hereinafter called the "seller" and Hershel A. Royse and N. Violet Royse, 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:

Lots 8 and 9, Block 3 of Roselawn Extension to Town of Stevenson, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington. ALSO that portion of Lot 7, Block 3 said Roselawn Extension, described as follows: Commencing at the southeasterly corner of the said Lot 7; thence south $38^{\circ} 43'$ west 8 feet; thence in a straight line northerly to the most northerly corner of the said Lot 7; thence south $52^{\circ} 18'$ east 104.78 feet to the place of beginning.

On the following terms and conditions: The purchase price is Four Thousand Two Hundred Seventy-Five and No/100 (\$4,275.00) Dollars, of which Five Hundred and No/100 (\$500.00) Dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price in the sum of Three Thousand Seven Hundred Seventy-five and No/100 (\$3,775.00) Dollars in monthly installments of not less than Fifty and No/100 (\$50.00) Dollars commencing on the 15th day of May, 1951, and on the 15th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments include interest at the rate of six per cent per annum computed on the monthly balances of unpaid principal. The said monthly installments shall be applied first to interest and then to principal. The purchaser reserves the right at any time while he is not in default hereunder to pay the unpaid balance of principal together with interest then due.

The purchaser agrees: (1) to pay all taxes and assessments which may hereafter become a lien against the said real property; (2) to keep the buildings now and hereafter placed upon the said real property unceasingly insured against loss or damage by fire to the full insurable value thereof, and in case of the purchaser's failure so to do the seller at his option may purchase such fire insurance policies and add the cost thereof to the purchase price aforesaid; (3) to keep the buildings and all other improvements upon the said real property in good repair and not to permit waste; (4) not to use the premises for any illegal purpose; (5) to assume all risk of damage to, or destruction of, any of the improvements upon the said real property, or of the taking of any part thereof for public use, and that no such damage or taking if the same occur shall constitute a failure of consideration; and (6) that a full inspection of the said real property has been made, and that the purchaser does not rely on any representation made by the seller except those herein stated.