

DEED RECORD No. 33

SKAMANIA COUNTY, WASHINGTON

NO. 74 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID JUL 11 1951 AMOUNT Prior to May 1st
COUNTY TREASURER Mabel J Jeter.

Filed for record July 11, 1951 at 4-00 p. m. by C. E. Chanda.

John C. Waechter, Jr.
Skamania County Auditor

#42688

Walter H. Swenson, et ux to Albert Ketchmark, et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 26th day of June, 1951 between Walter H. Swenson and Ellen J. Swenson, husband and wife, hereinafter called the "seller" and Albert Ketchmark and Patricia Ketchmark, husband and wife, No. Bonneville - Wash. 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, situated in Skamania County, Washington:

Lot 5 of Block 2 of Bonnevista Addition to the Town of North Bonneville according to the official plat thereof on file and of record in the office of the auditor of Skamania County, Washington.

Free of incumbrances,:

On the following terms and conditions: The purchase price is Four Thousand and no/100 (\$4000.00) dollars, of which Fifteen hundred and no/100 (\$1500.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

Fifty dollars or more will be paid on July 1, 1951 and fifty dollars or more on the first day of each and every month thereafter until the full amount of the purchase price together with interest has been paid. The said monthly installments shall include interest at the rate of six per cent per annum, computed on the unpaid monthly balances of principal: and the said monthly installments shall be applied first to interest and then to principal. The purchaser reserves the right to pay the entire unpaid balance of principal together with interest at any time while he is not in default under the terms of this contract. Interest on this contract shall be computed from July 1, 1951.

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, renewals, and premium receipts, except such 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