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BOOK

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REAL ESTATE CONTRACT

THIS CONTRACT, made this 1st day of October, 1952 between
 Frank C. Abelard and Lulu J. Abelard, hereinafter called the "seller" and
 husband and wife
 William H. Higdon and Dorothy A. Higdon, hereinafter called the "purchaser,"
 husband and wife, Rt. 2, Washougal, Wash.

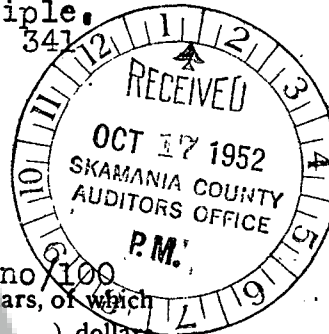
WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

The North half of the Southeast quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$) of
 Section four (4) in Township one (1) North of Range five (5)
 East of the Willamette Meridian.

NO. 596
 SKAMANIA COUNTY
 TRANSACTION EXCISE TAX
 PAID OCT 17 1952
 AMOUNT \$100.00
 COUNTY TREASURER

Free of incumbrances, except:

A mortgage to the Federal Land Bank of Spokane not to exceed
 at date of this contract, one thousand dollars in principle,
 said mortgage having been recorded in Book "T", at page 341
 of Deeds, records of Skamania County, Washington.



On the following terms and conditions: The purchase price is Ten Thousand and no/100 (\$10,000.00) 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 as follows: Above mentioned mortgage, included in purchase price,
 shall be assumed and paid according to the terms of extension agree-
 ment recorded at page 276, Book "V" of Deeds, records of Skamania County,
 Washington, leaving balance due under this contract of eighty-five
 hundred dollars (\$8500.00), payable as follows: Fifty dollars or more
 will be paid on or before October 15, 1952 and fifty dollars or more on
 or before the fifteenth day of each and every month thereafter until
 full purchase price has been paid. Aside from monthly payments, five
 hundred dollars or more will be paid on or before the following dates:
 May 1, 1953; Oct. 1, 1953; May 1, 1954. All payments on contract to
 include interest, computed on unpaid balance, at six per cent per annum,
 deducted first from each payment with remainder of payment applied on
 principle. Buyer reserves the right to pay off balance of contract
 at any time he is not in default under same.

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 pay-
 ments 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 such failure.

The purchaser agrees to assume all risk of damage to any improvements upon the premises, or of the taking of any part of the property for public use; that no such damage or taking shall constitute a failure of consideration, but in case of such damage or taking, all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price of the property, less any sums of money which the seller may be required to expend in procuring such money, or at the election of the seller, to the rebuilding or restoration of such improvements.

The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a Warranty deed to the property, excepting such part thereof which may hereafter be condemned, if any, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller has delivered, or within ten days herefrom will procure and deliver, to the purchaser, a title policy in usual form issued by the Puget Sound Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage occasioned by reason of defect in, or incumbrance against, seller's title to the premises, not assumed by the purchaser, or as to which the conveyance hereunder is not to be subject.

The parties agree: (1) to execute all necessary instruments for the extension of payment or renewal of said mortgage during the period prior to the delivery of said deed, or the termination of purchaser's rights by virtue of the provisions hereof; provided the seller shall not be obligated thereby to assume any personal obligation or to execute any mortgage providing for a deficiency judgment against the seller, or securing a principal indebtedness in excess of that now unpaid on the above mentioned mortgage or bearing an interest rate of more than two per cent greater than that of the original mortgage indebtedness; (2) that the purchaser has made full inspection of the real estate and that no promise, agreement or representation respecting the condition of any building or improvement thereon, or relating to the alteration or repair thereof, or the placing of additional improvements thereon, shall be binding unless the promise, agreement or representation be in writing and made a part of this contract; (3) that the purchaser shall have possession of the real estate on

October 1, 1952 and be entitled to retain possession so long as purchaser is not in default in carrying out the terms hereof; and (4) that, upon default, forfeiture may be declared by notice sent by registered mail to the address of the purchaser, or his assigns, last known to the seller.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof, promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

In Witness Whereof, the parties have signed and sealed this contract the day and year first above written.

Frank C. Abelard (Seal)
William N. Higdon (Seal)
Dorothy A. Higdon (Seal)

STATE OF WASHINGTON,
 County of Denver

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 13th day of October, 1952, personally appeared before me

Frank C. Abelard and *William N. Higdon*
 to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they 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.

Diana J. Stangfield
 Notary Public in and for the state of Washington, Colorado
 residing at Denver, Colorado
 My Commission expires June 11, 1955

REAL ESTATE CONTRACT

FROM *Frank C. Abelard et al*
 TO *William N. Higdon et al*

STATE OF WASHINGTON
 COUNTY OF SKAGHANIA
 I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT OF WRITING FILED BY
C. E. Chandler
 OF *Stenstrom*
 AT 1-25 P.M. Oct. 17, 1952
 WAS RECORDED IN BOOK 35
 OF Deeds AT PAGE 468
 RECORDS OF SKAGHANIA COUNTY, WASH.
 BY *John C. Wachtel*
 COUNTY AUDITOR
C. Rankin DEPUTY

MAIL TO
 REGISTERED
 INDEXED
 FILED
 SERIALIZED
 FILED