43118

REAL ESTATE CONTRACT

THIS CONTRACT, made this 2

26th day of

November, 1951,

between

Fred Hornshuh & Beulah Hornshuh, husband hereinafter called the "seller" and and wife,

Lulu M. Carey, a widow, hereinafter called the "purchaser," whose address is Route 2, Box 442, Washougal, Washington, 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:

Commencing at the intersection of the northerly line of the Washougal River Road and the west line of the southeast quarter of the
northwest quarter of Section 33, Township 2 North, Range 5 E.W.M.;
thence in a northeasterly direction along the northerly line of the
said road a distance of 130 feet to the initial point of the tract
herein described; thence north 100 feet; thence east 100 feet; thence
south to the northerly line of the said road; thence in a southwesterly direction along the northerly line of the said road to the
initial point.

ALSO non-exclusive water rights appurtenant thereto.

The balance of the purchase price shall be paid by the purchaser in monthly installments of not less than \$15.00 per month each and every month commencing December 20, 1951, and on the 20th day of each and every month thereafter until the full amount of principal together with interest shall have been paid. The said monthly installments shall include interest at the rate of 4½% computed from November 20, 1951, and on the monthly balances of unpaid principal. The purchaser reserves the right while he is not in default hereunder to pay the unpaid balance of principal plus interest then due.

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MAR 17 1952

AUDITORS OFFICE

A.M.

NO. 244
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID NOV 2 7 1951
AMOUNT *10.00
COUNTY TREASURER
BY TO LEAD TO

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 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 spewarranty deed to the property, cified, to execute and deliver to purchaser a

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.

Will Geliver on full payment of purchase price

The seller has delivered arxwirks teaking the seller has delivered 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 one

immediately 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.

End Hornshuh

Brutch Hornshul (Seal)
(Seal)
STATE OF WASHINGTON.) (Seal)
County of HILLSBOILS & GH
I, the undersigned, a notary public in and for the state of Washington, hereby certify that on thisday
of December, 1951, personally appeared before me. Fred Hornshuh and Beulah Hornshuh, husband and wife,
to me known to be the individual. S. described in and who executed the foregoing instrument, and acknowledged thatthey signed and sealed the same astheir 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.
Notary Public in and for the state of Washington, FLORIS

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Fred Hornshuh et

Lulu M.

STATE OF WASHINGTON | 186

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