

48419

REAL ESTATE CONTRACT

THIS CONTRACT, made this 21st day of February, 1955
 Leo W. Miller and Mildred Miller,
 husband and wife
 George J. Ivanoff and Ada M. Ivanoff
 husband and wife

between
 hereinafter called the "seller" and
 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:

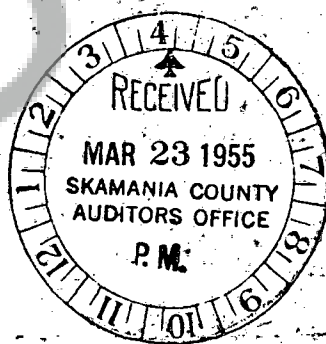
Commencing at a post on the west boundary line of Section 11, Twp. 1N., R. 5 E.W.M. (said post being the west end of a division line of Lot 1 of said Section, Township and Range, being also the NW corner of the south 25 acres of said Lot 1); thence south 68° east 970 feet to the initial point of survey; thence north 62°15' west 275 feet to center of Cascades Military Road (old county road); thence following said road in a northwesterly direction to the intersection of said road with the division line of Lot 1 at corner; thence east 1320 feet more or less to the east line of Lot 1; thence south on east line of Lot 1 about 515 feet to the government meander line on the north shore of the Columbia River; thence following said meander line in a southwesterly direction to a point where initial point bears north 43°40' west 300 feet more or less; thence north 43°40' west to the place of beginning, together with a personal right of J. Cory to land and keep one boat on the east side of rock at old landing with personal right of ingress and egress thereto and therefrom. EXCEPTING; Right of way of the S.P. & S. Ry. Co., and county roads. ALSO EXCEPTING easements conveyed by Julius Cory and Anna Cory, his wife to Frank Konopski for the uninterrupted right of ingress and egress to and from the barn formerly owned by the said parties. Free of encumbrances.

ALSO All water rights appurtenant thereto.

On the following terms and conditions: The purchase price is Forty Seven Hundred Fifty and no/100 (\$ 4750.00) dollars, of which

Three Hundred Twenty Three and 38/100 (\$ 323.38) dollars

has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows: Balance of \$4426.62 will be paid as follows: On or before the 15th days of the six months from and including May to October, Fifty dollars or more will be paid and on or before the 15th days of the six months from and including November to April; Thirty Five dollars or more will be paid, (with first \$35 payment due March 15, 1955) until the full purchase price plus interest at six per cent per annum has been paid. Over and above the monthly payments, not less than \$200 will be paid on or before February 28th of each year beginning with 1956. Interest is to be computed at time of each payment on unpaid balance and is to be included in payments.



NO. 1455
 COUNTY
 SECTION EXCISE TAX
 PAID MAR 23 1955
 AMOUNT \$4750.
 COUNTY TREASURER
 BY *M. J. J. J.*

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.

BOOK 5 33 PAGE 306

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 February 21, 1955 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 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.

Leo W. Miller (Seal)

Mildred Miller (Seal)

Ada M. Ivanoff (Seal)

George J. Ivanoff (Seal)

STATE OF WASHINGTON,
County of Multnomah ss.

I, the undersigned, a notary public in and for the state of Oregon, hereby certify that on this 21st day of March, 1955, personally appeared before me Leo W. Miller and Mildred Miller, husband and wife

to me known to be the individual^s 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.

Ann S. Slicker
Notary Public in and for the state of Washington, Oregon
residing at Portland, Oregon

My Commission Expires June 30, 1957

48419



REAL ESTATE CONTRACT

FROM

Leo W. Miller
et ux

TO

George J. Ivanoff
et ux

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

C. E. Chanda

OF Stevenson, Wash

AT 4:10 P.M. March 23, 1955

WAS RECORDED IN BOOK 39

OF Deeds AT PAGE 306

RECORDS OF SKAMANIA COUNTY, WASH.

Oliver S. Berg

COUNTY AUDITOR

BY M. Kelly of

REGISTERED	K
INDEXED: DIR	K
INDIRECT	K
RECORDED	
COMPARED	
MAILED	

MAIL TO