

REAL ESTATE CONTRACT

THIS CONTRACT, made this 10th day of November, 1955 between
Lawrence Redding, a widower hereinafter called the "seller" and
Bruce B. Cannady and Pauline E. Cannady, hereinafter called the "purchaser,"
husband and wife

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:

Beginning at a point 1020 feet North of the Southwest corner of
the Northwest quarter of the Southwest quarter of Section 21,
Township 3 North, Range 8 E.W.M., thence East 657½ feet; thence
North 660 feet; thence West 657½ feet; thence South 660 feet to
the place of beginning.

Free of incumbrances, ~~except~~:

On the following terms and conditions: The purchase price is Twenty Two Hundred
and no/100 (\$2200.00) dollars, of which
One Thousand and no/100 (\$1000.00) dollars
has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
purchase price as follows:

Beginning on or before December 10, 1955, monthly payments of
not less than \$35.00 will be made until the full purchase price
plus interest at six per cent per annum has been paid. Interest
is to be computed at time of payment on unpaid balance and
included in payments.



NO 1683
COUNTY
ON EXCISE TAX
NOV 18 1955
\$22.00
CLASURER
BY M. A. G. G. G.

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.

MAILED

MAIL TO