

REAL ESTATE CONTRACT

THIS AGREEMENT made this 29 day of July, 1955, between
FRANCIS W. KALE, EDITH KALE and NORMA J. KALE

hereinafter termed the Seller, and DANIEL E. LITTLE and EDITH J.
LITTLE, husband and wife, hereinafter termed the Purchaser,

W I T N E S S E T H :

That in consideration of the stipulations herein contained
and the payments to be made as hereinafter specified, the Seller
hereby agrees to sell to the Purchaser and the Purchaser hereby
agrees to buy from the Seller the following described real property
situate in the County of Skamania, State of Washington, to-wit:

The Southeast Quarter of the Northeast Quarter; the
Northeast Quarter of the Southeast Quarter; the East
Half of the Northwest Quarter of the Southeast Quarter;
the East Half of the Southwest Quarter of the Northeast
Quarter, ALL in Section 25, Township 3 North, Range 7 $\frac{1}{4}$,
east of the Willamette Meridian, containing 109.6 acres,
more or less, SUBJECT TO right of way for electric
transmission line.

For the sum of \$5000.00 of which the Purchaser has paid the sum of
\$250.00 receipt of which is acknowledged as of the date of acknow-
ledgement of the Purchaser's signature. The balance, to-wit the sum
of \$4750.00, plus interest on deferred balances at the rate of 6%
per annum, to be paid in monthly installments of \$50.00 or more per
month commencing one month from the date of Purchaser's acknowledge-
ment and to continue on the same day of each and every month there-
after until paid in full.

The Purchaser shall be entitled to immediate possession of said
premises. The said Purchaser agrees to the following terms and con-
ditions, to-wit: To make the payments above agreed to, promptly,
in the manner and on the dates above named; to keep the buildings

on the premises constantly insured in companies selected by the Seller against loss or damage by fire to the full insurable value thereof with loss payable to mortgagee, if any, Seller and Purchaser as their respective interests may appear, all policies on the buildings to be delivered to the Seller; to take the property covered hereby in the condition and as it stands at the date of this contract and to pay the consideration agreed upon and named herein regardless of any loss, destruction or damage to any of the improvements thereon by fire or from any other cause; to make or permit no unlawful, offensive or improper use of said premises or any part thereof; to keep the said premises at all times in as good condition as same now are; to permit the Seller or agent to enter into or upon said premises at any reasonable time to inspect the same; to pay regularly and seasonably and before same shall become delinquent all taxes, assessments, liens and encumbrances of whatsoever nature and kind which may hereafter be lawfully imposed on said premises or which may have been assumed by the Purchaser in this contract and agrees not to permit or suffer any part of said premises to become subject to any assessments, liens, charges or encumbrances whatsoever having or taking precedence over the rights of the Seller in and to said property; to make no alterations on nor remove any of the buildings or other improvements nor injure or destroy any shade trees on the premises without the written consent of the Seller nor permit any waste, destruction or damage on the premises.

Should the Purchaser fail or neglect or refuse to pay any taxes, assessments or any other lawful charge against said property, the Seller may pay same and such sums as may be so paid shall be secured by this contract and the said sums shall be repaid by the Purchaser to the Seller with interest thereon from each respective date of advancement until paid at the rate of 10 per cent per annum payable semi-annually.

The Seller agrees that when the Purchaser shall have paid the balance of the purchase price and all interest due and shall have repaid any and all payments or advancements made by the Seller to or for the benefit of the Purchaser or for the protection of the property or of this contract, together with interest thereon, and shall have, in all other respects, fully complied with all of the terms and conditions of this contract on his part to be kept and performed and on the surrender of the Purchaser's copy of this contract, to make, execute and deliver to the Purchaser or assigns a good and sufficient warranty deed conveying a fee simple title to said premises free and clear as of this date of all encumbrances whatsoever except any mortgage or other encumbrance which the Purchaser has in this contract or at any subsequent date, specifically agreed to assume and pay, it being understood that the warranties of said deed shall, after the date of this contract, apply only to the acts of the Seller and shall not include any taxes or assessments becoming a lien after the date of this contract.

Time is of the essence of this contract and if the Purchaser shall fail, refuse or neglect to pay either or any of the installments or interest or any other payment due, or shall fail to keep and/or perform any of the covenants and agreements herein contained on the part of the Purchaser to be performed, then the Seller shall have the right to declare this contract null and void; and if the Purchaser shall fail to make good such default (save for the payment of any installment or other sums of money to be paid to the Seller which shall be due and payable upon the dates specified without grace) within 30 days after the Seller shall have served a written Notice of Declaration of Forfeiture by delivering said notice to the Purchaser or mailing same by registered mail to said Purchaser at his last known address or to the address given on this contract, at the Seller's option, then and in that event all of the rights of

the Purchaser in and to the property described herein and all rights under this contract shall immediately and utterly cease and determine and the property described herein shall revert to and revest in the Seller without further action on the part of the Seller and without any right of the Purchaser to reclamation or compensation for money paid or for improvements made on said premises, as fully, perfectly and absolutely as if this agreement had never been made and all money theretofore paid to the Seller under this contract shall thereupon be forfeited without process of law and shall be retained by and belong to the Seller as the accrued and reasonable rent of said premises from this date to the time of such forfeiture and as the liquidated damages to the Seller for the Purchaser's failure to complete this contract.

It is agreed that no assignment of this contract shall be valid unless the same shall be made in proper legal manner endorsed thereon and attached to each copy of this contract and countersigned by the Seller, and that any such assignment or attempted assignment without complying with this term of the contract shall be null and void and of no legal force and effect.

This agreement shall be binding upon and shall inure to the benefit of the legal representatives and assigns of the parties hereto.

IN WITNESS WHEREOF the said parties have caused this agreement to be executed in duplicate the day and year first above written.

Daniel E Little
Purchaser

Thomas J. Kale
Seller

Edith J Little
Purchaser

Edith Kale
Seller

Address: Stevenson,
Washington

Norma J. Kale
Seller

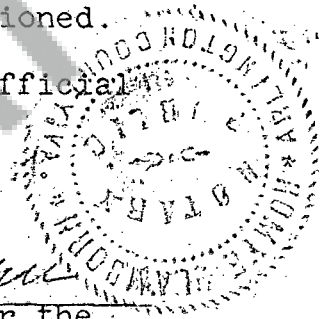
STATE OF VIRGINIA)
County of Arlington)^{ss}

On this day personally appeared before me FRANCIS W. KALE, EDITH KALE and NORMA J. KALE to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 15th day of July, 1955.

My Commission Expires:
Dec. 9, 1957

Romye Lamber
Notary Public in and for the
State of Virginia, residing
at 1601 South Arlington Ridge Rd.
therein. *Arlington, Va.*

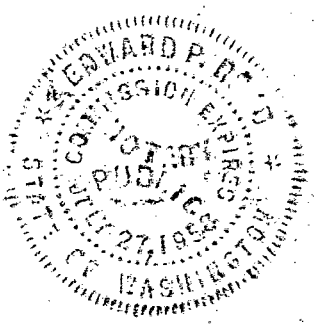


STATE OF WASHINGTON)
County of Klickitat)^{ss}

On this day personally appeared before me DANIEL E. LITTLE and *Edith J.* LITTLE to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 29 day of July, 1955.

[Signature]
Notary Public in and for the
State of Washington, residing
at White Salmon, therein.



NO. 1610
COUNTY
SECTION EXCISE TAX
AUG 30 1955
AMOUNT \$500.⁰⁰
COUNTY MEASURER
BY *Mabel J. Jeter*
Annette & Hutcherson, Sec.