

REAL ESTATE CONTRACT

BOOK

42 PAGE 02

THIS CONTRACT, made this 1st day of November, 1956
 WILLIAM L. MARKGRAF and EVELYN M. MARKGRAF

between

husband and wife

hereinafter called the "seller" and

DONALD STEVENS and MARYLIN L. STEVENS

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:

Commencing at a point on the south line of Section 17, Township 3 North, Range 8 E.W.M., north 89° 15' east 1298.8 feet from the quarter corner on the south line of the said Section 17, thence north 686.8 feet, thence south 89° 15' west 634.4 feet, thence north 1373.6 feet, thence north 89° 15' east 634.5 feet, thence north 592.5 feet to a point on the center line running east and west through the said Section 17, said point being south 89° 55' east 1299 feet from the center of said Section 17, thence south 89° 55' east 1705.8 feet to the quarter corner on the east line of the said Section 17, thence south 08° 54' west along the east line of the said Section 17 to a point 1700 feet distance from the Southeast corner of the said Section 17, thence west 150 feet, thence south 08° 54' west parallel to the east line of the said Section 17, 800 feet, thence east 150 feet to the east line of the said Section 17, thence south 08° 54' west 173 feet, thence west 623.9 feet, thence south 716.8 feet to intersection with the south line of the said Section 17, thence south 89° 15' west along the south line of the said Section 17, 795.1 feet to the place of beginning.

(Remaining legal description on Schedule "A" attached hereto)

On the following terms and conditions: The purchase price is Eighteen Thousand and

no/100 -----

(\$ 18,000.00 dollars, of which

Eighteen Hundred and no/100 -----

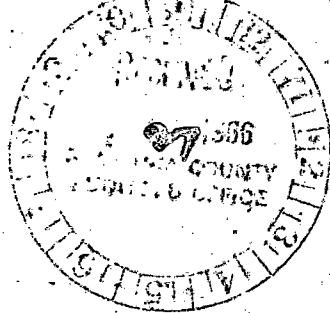
(\$ 1800.00) dollars

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 November 25, 1956, monthly payments of not less than \$50.00 will be made until on or before June 25, 1957, when not less than \$100 will be paid each month thereafter until the full purchase price plus interest at six per cent per annum has been paid. Interest is to be computed monthly on unpaid balance and included in payments.

Timber on property may not be cut without written consent of seller until contract is paid in full.

Above purchase price includes eight sprinkler heads and attachments, one dish washer and one gas stove valued \$1500.



No. 2038

TRANSACTION EXCISE TAX

NOV 27 1956

Amount Paid \$1650.00

Mabel J. Jeter

Skamania County Treasurer

By Loretta S. Hutchinson, Dep.

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 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

November 1, 1956 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.

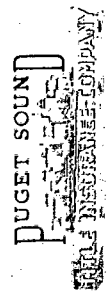
In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

William L. Markgraf (Seal)
Evelyn M. Markgraf (Seal)
Donald Steven (Seal)
Margelin L. Steven (Seal)

STATE OF WASHINGTON, }
County of Skamania } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 19th day of November, 1956, personally appeared before me William L. Markgraf and Evelyn M. Markgraf, 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.

Robert Salmon
Notary Public in and for the state of Washington,
residing at Stevenson, Washington.



REAL ESTATE CONTRACT

FROM William L. Markgraf et al
TO Donald Steven et al

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA }
I HEREBY CERTIFY THAT WITHIN
10:55A Nov. 27 56
43
02
Deed
Alice E. Berg
P. Goettel

MAIL TO RECORDED

" SCHEDULE "A" -

BOOK 4 PAGE 04

Added legal description attached to Real Estate Contract form #109,
William L. Markgraf et ux to Donald Stevens et ux

ALSO: Commencing at the southwest corner of the southeast quarter of Section 17, Township 3 North, Range 8 E.W.M., thence north 30 feet, thence east 981.6 feet to the place of beginning, thence from said place of beginning north $89^{\circ} 15'$ east 317.2 feet, thence north 686.8 feet, thence south $89^{\circ} 15'$ west 317.2 feet, thence south 686.8 feet to the point of beginning.

EXCEPTING public roads and rights of way on, over and across said property.

-Finis-