

REAL ESTATE CONTRACT

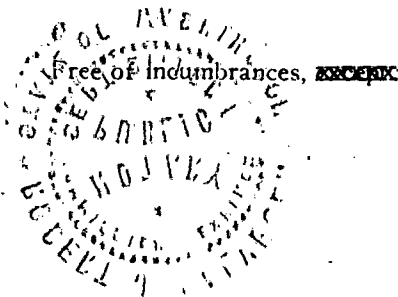
For Unimproved Property

THIS CONTRACT, made this 25th day of March, 1960, between

FRANKE L. WELLS, a widow, hereinafter called the "seller" and
JOHN MILLER REED and MARIAN J. REED, hereinafter called the "purchaser,"
husband and wife,

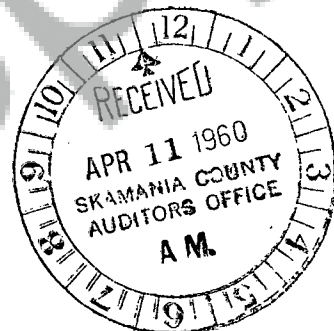
WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
seller the following described real estate with the appurtenances, situate in Skamania County,
Washington:

Lot Five (5) of WELLS HOME SITES, according to the official
plat thereof on file and of record in the office of the Audi-
tor of Skamania County, Washington.



On the following terms and conditions: The purchase price is FOUR HUNDRED and No/100 - - -
- - - - - (\$ 400.00) dollars, of which
FIFTY and No/100 - - - - - (\$ 50.00) 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 April 25, 1960, monthly payments of
not less than twenty and No/100 (\$20.00) Dollars including
interest at six per-cent per annum shall be made. Interest
is to be computed on unpaid balance at time of payment.



The purchaser may enter into possession immediately

The property has been carefully inspected by the purchaser, and no agreements or representations per-
taining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and
any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste;
and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any
such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the
purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without
prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that
any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason
thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be
required to expend in procuring such moneys.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Puget Sound Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

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. Upon the termination of the purchaser's rights, all payments made 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 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.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

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

No. 3019
TRANSACTION EXCISE TAX

APR 11 1960

Amount Paid 4.00

Mildred O'Donnell
Skamania County Treasurer

By

Frank L. Wells (Seal)
Marian J. Reed (Seal)
John M. Reed (Seal)
(Seal)

STATE OF WASHINGTON

County of SKAMANIA

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 6th day of April, 1960, personally appeared before me Franke L. Wells, a widow,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her 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 J. Salzen
Notary Public in and for the state of Washington,
residing at Stevenson therein.



REAL ESTATE CONTRACT
For Unimproved Property

FROM

Frank L. Wells

TO

Marian J. Reed
et ux

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

R. J. Salzen

OF Stevenson, Wash.

AT 11:30 A.M. APRIL 19, 1960

WAS RECORDED IN BOOK 47

OF DEED AT PAGE 130

RECORDS OF SKAMANIA COUNTY, WASH.

By E. J. Salzen

COUNTY AUDITOR

DEPUTY

REGISTERED 5
INDEXED 5
INDIRECT: 5
RECORDED:
COMPARED
MAILED