

## REAL ESTATE CONTRACT

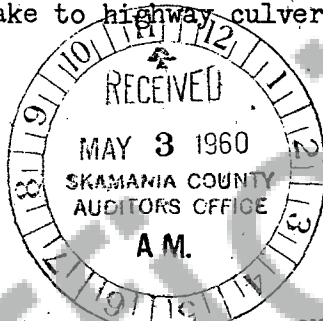
THIS CONTRACT, made this 30th day of April, 1960, between

HAROLD W. McNEEL and MATTIE A. McNEEL, hereinafter called the "seller" and  
husband and wife,DALE EUGENE COLLINS and BETTY JEAN COLLINS, 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:

That portion of the James M. Findley D. L. C. in Section 36, Township 3 North, Range 8 E. W. M., lying northerly of Primary State Highway No. 8 and westerly of the county road known and designated as the Bergen Road, EXCEPT that portion thereof conveyed to the purchasers by deed dated June 1, 1957, and recorded June 18, 1957, at page 387 of Book 43 of Deeds, Records of Skamania County, Washington, and EXCEPTING development areas, stockpile sites, and easements of record; AND RESERVING to the sellers, their heirs and assigns an easement and right of way for a 3 inch water pipeline as constructed leading from the Seufert property and an easement and right of way for a 4 inch water pipeline for conducting water from School House Lake to highway culvert, and appurtenant reservoirs, dams and structures.

No. 3045  
TRANSACTION EXCISE TAX

MAY 3 1960

Amount Paid \$15.00

Mildred Adamek

Skamania County Treasurer

By Beverly J. Nilling, Sec.

On the following terms and conditions: The purchase price is ONE THOUSAND FIVE HUNDRED and No/100 - - - - - (\$ 1,500.00 ) dollars, of which  
- - - - - \$ NONE ) dollars

has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchasers agree to pay the purchase price in monthly installments of Fifty and No/100 (\$50.00) Dollars, or more, commencing on the first day of June, 1960, and on the first day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. Said installments shall bear no interest if paid promptly when due, but if not so paid shall bear interest thereafter at the highest legal rate. The purchasers reserve the right at any time they are not in default under the terms and conditions of this contract to pay any part or all of the unpaid purchase price, plus interest, then due. This contract shall not be assigned without the express written consent of the seller, and any purported assignment thereof without such consent shall be null and void.

It is agreed and understood that the sellers will have the right to complete the existing water system and pipelines extending across the above described real property; and the sellers agree not to remove or re-locate said pipelines or any appurtenant structure without the written consent of the purchasers. It is agreed also that the purchasers shall have the right to tap onto the existing 3 inch pipeline at its connecting point with the 1 inch pipeline of the purchasers, and further that the purchasers shall have the right to take from said water system such water as will flow through the 1 inch pipe aforesaid.

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.

REGISTERED	5
INDEXED-DIR.	5
MAILED TO	
INDIRECT	5
RECORDED	2
COMPARED	
MAILED	