

**REAL ESTATE CONTRACT**

For Unimproved Property

THIS CONTRACT, made this 29th day of November, 1960

between

LYLE W. TERNAHAN and ELENA M. TERNAHAN, his wife

hereinafter called the "seller" and

DONALD VAN RIPER and JEANNETTE VAN RIPER,  
husband and wife

hereinafter called the "purchaser,"

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:

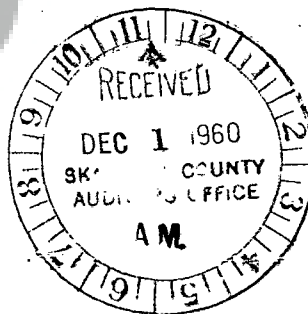
That portion of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 20, Township 3 North, Range 10 E. W. M., described as follows:

Beginning at the quarter corner on the south line of the said Section 20; thence following the south line of the said Section 20 east 174.65 feet; thence north 12° 31' west 359.42 feet to intersection with the southerly right of way line of the county road known and designated as the Cook-Underwood Road; thence south 56° 56' west following the southerly right of way line of said road 135.3 feet to a point on the west line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the said Section 20; thence south 276.14 feet to the point of beginning; said tract containing 1.13 acres, more or less.

Free of Incumbrances, ~~XXXXXX~~

On the following terms and conditions: The purchase price is TWO THOUSAND FIVE HUNDRED and No/100 ----- (\$ 2,500.00 ) dollars, of which ONE THOUSAND and No/100 ----- (\$ 1,000.00 ) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of ONE THOUSAND FIVE HUNDRED and No/100 (\$1,500.00) Dollars in monthly installments of FIFTY and No/100 (\$50.00) Dollars, or more, commencing on the 29th day of December, 1960, and on the 29th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of 6% per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. 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.



No. 3243

**TRANSACTION EXCISE TAX**

DEC 1 1960

Amount Paid \$25.00  
 By Theresa O. Roswell  
 Skamania County Treasurer  
 By Beverly J. Willing *dy*

The purchaser may enter into possession immediately

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining 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 the sum of (\$1,000.00) down payment, 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.

Donald Van Riper (Seal)  
Jeannette Van Riper (Seal)  
Lyle W. Ternahan (Seal)  
Elena M. Ternahan (Seal)

STATE OF WASHINGTON, }  
County of Klickitat } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 29th day of November, 1960, personally appeared before me Lyle W. Ternahan and Elena M. Ternahan, his 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.

Frank A. Johnson  
Notary Public in and for the state of Washington,  
residing at White Salmon



**REAL ESTATE CONTRACT**  
For Unimproved Property

FROM

Lyle W. Ternahan  
et ux  
TO  
Donald Van Riper  
et ux

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA } ss.

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING, FILED BY

Boyd Salmons  
OF Skamania County, Wash.  
AT 11:15 P.M. Dec. 1 1960.  
WAS RECORDED IN BOOK 418  
OF Deed AT PAGE 200.  
RECORDS OF SKAMANIA COUNTY, WASH.  
Frank A. Johnson  
COUNTY AUDITOR  
BY Salmons DEPUTY

REGISTERED
INDEXED: DIR
INDEXED: M
RECORDED
COMPARED
MAILED