

## REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this first day of August, 1960, between  
H. C. COLE and MABEL M. COLE, his wife, and hereinafter called the "seller" and  
DEAN R. BAUGUESS and RUTH R. BAUGUESS, his wife,  
EDWARD C. HEWITSON and MARY JANE HEWITSON, his wife, hereinafter called the "purchaser,"  
MELVIN W. EVANS and CHARLOTTE L. EVANS, his 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: \_\_\_\_\_

A tract of land located in Sections 16, 17, 20, and 21, Township 2 North,  
Range 7 E. W. M., more particularly described as follows:

Beginning at a point marking the intersection of the west line of the Bishop  
D. L. C. with the center line of the county road known and described as  
Moffetts-Carpenter Road said point being south 1,795 feet from the northwest  
corner of the said Bishop D. L. C.; thence south following the west line of  
the Bishop D. L. C. to a point in the center of Greenleaf Slough which is  
north 1,718.53 feet from the intersection of the west line of the said Bishop  
D. L. C. with the northerly right of way line of Primary State Highway No. 8;  
thence in accordance with the Bonneville survey made by the United States  
Corps of Engineers north 28° 02' east 113.13 feet; thence north 63° 02' east  
450 feet; thence north 87° 59' east 400 feet; thence south 52° 01' east 448.58  
feet to intersection with the southerly right of way line of the tract acquir-  
ed by the United States of America for the Bonneville Power Administration's  
electric power lines; thence north 32° 27' 30" east along said southerly right  
of way line 1,372 feet, more or less, to intersection with the center line of  
the said Moffetts-Carpenter Road; thence following the center line of said  
road northwesterly, westerly, and southwesterly, to the point of beginning;  
EXCEPT the rights of the United States of America in the aforesaid tract ac-  
quired for the Bonneville Power Administration's electric power lines; and  
EXCEPT right of way for said Moffette-Carpenter Road.

Real Estate Contract

H. C. Cole and wife and  
Dean R. Bauguess and wifeto  
Edward C. Hewitson and wife  
Melvin W. Evans and Charlotte L. Evans,  
his wife  
August 1, 1960

Dean R. Bauguess  
Ruth R. Bauguess  
H. C. Cole  
Mabel M. Cole

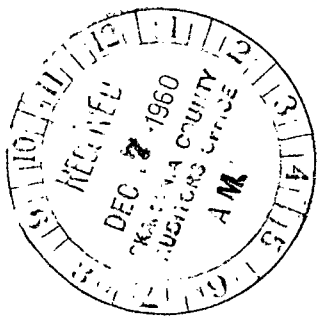
Sellers

Melvin W. Evans  
Charlotte L. Evans

Purchasers

Edward C. Hewitson  
Mary Jane Hewitson

Purchasers



48-206

Free of incumbrances, except:

On the following terms and conditions: The purchase price is  
Eleven Thousand and No/100 ----- (\$ 11,000.00 ) 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 amounting to Ten Thousand and No/100 (\$10,000.00) Dollars in monthly installments of Eighty and No/100 (\$80.00) Dollars, or more, commencing on the first day of September, 1960, and on the first day of each and every month thereafter until the full amount of the purchase price with the interest has been paid. Said monthly installments shall include interest at the rate of six per cent (6%) per annum computed upon the monthly balances of the unpaid purchase price, and said installments shall be first applied to interest and then to principal. The purchasers reserve the right at any time while 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.

**immediately.**

The purchaser may enter into possession

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 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.

Dean R. Bauguess (Seal)  
 Ruth R. Bauguess (Seal)  
 H. C. Cole (Seal)  
 Mabel M. Cole (Seal)  
 \* Edward C. Heurston  
 Mary Jane Heurston  
 Melvin W. Evans  
 Charlotte L. Evans

No. 3,177

# TRANSACTION EXCISE TAX

AUG 31 1960

Amount Paid 110.00

Michael J. O'Donnell  
 Skamania County Treasurer

By

STATE OF WASHINGTON,  
 Skamania ss.  
 County of

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this August, 1960 day of personally appeared before me H. C. COLE and MABEL M. COLE, husband and wife, and DEAN R. BAUGUESS and RUTH R. BAUGUESS, husband and wife, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that signed and sealed the same as 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 C. Voorhees  
 Notary Public in and for the state of Washington,  
 residing at



## REAL ESTATE CONTRACT For Unimproved Property

FROM

H. C. Cole et ux  
 et al

TO

Edward C. Heurston et ux  
 et al

STATE OF WASHINGTON } ss.  
 COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

H. C. Cole

OF BOOK 85 - 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 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1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 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