

REAL ESTATE CONTRACT

THIS CONTRACT, made this 19th day of April, 1961, between
 EDGAR J. BOYER and ELSIE BOYER, husband and wife, hereinafter called the "seller" and
 SAMUEL L. CHANDLER and CAROL CHANDLER, husband and hereinafter called the "purchaser,"
 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:

All that portion of the Northwest Quarter of the Northeast Quarter of
 the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 21, Township 3 North,
 Range 10 E. W. M., lying easterly of the county road known and designa-
 ted as the Underwood-Willard Highway and formerly established as State
 Road No. 8; EXCEPTING AND RESERVING the following described tract:
 Beginning at a point south 20° west distant 2.07 chains from the north-
 east corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 21;
 thence south 1.71 chains; thence south 72° west 2.27 chains to the
 center of said road; thence in a northerly direction following the cen-
 ter of said road 2.02 chains to a point due west of
 the point due west of the point of beginning; thence east 1.28 chains
 to the point of beginning; AND EXCEPT right of way for said county
 road.

On the following terms and conditions: The purchase price is TWO THOUSAND FIVE HUNDRED and
 No/100 (\$ 2,500.00) dollars, of which
 SIX HUNDRED FIFTY and No/100 (\$ 650.00) 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 purchaser agree to pay the balance of the purchase price in the sum
 of One Thousand Eight Hundred Fifty and No/100 (\$1,850.00) Dollars in
 monthly installments of Fifty and No/100 (\$50.00) Dollars or more com-
 mencing on the 6th day of May, 1961, and on the 6th day of each and
 every month thereafter until the full amount of the purchase price to-
 gether with interest shall have been paid. The unpaid purchase price
 shall bear interest at the rate of six (6%) per cent per annum pay-
 able monthly and computed upon the monthly balances of the unpaid pur-
 chase price. 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.

No. 3355

TRANSACTION EXCISE TAX

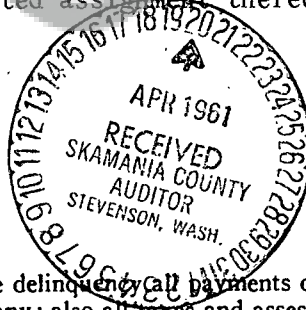
APR 19 1961

Amount Paid \$25.00

Michael A. Chandler

Skamania County Treasurer

By Samuel L. Chandler, Jr.



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 pay-
 ments 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 ~~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.~~ on full payment of the purchase price 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

April 7, 1961 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.

Edgar J. Boyer (Seal)
Elsie Boyer (Seal)
Samuel L. Chandler (Seal)
Carol Chandler (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 19th day of April, 1961, personally appeared before me Edgar J. Boyer and Elsie Boyer, husband and wife, to me known to be the individuals 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 J. Salmen
Notary Public in and for the state of Washington,
residing at Stevenson, therein.

10041

PUGET SOUND
TITLE INSURANCE COMPANY

REAL ESTATE CONTRACT

FROM
Edgar J. Boyer et ux

TO
Samuel R. Chandler
et ux

STATE OF WASHINGTON } SS
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
Samuel R. Chandler
OF STEVENSON, WASH.
AT 1:15 P.M. August 20, 1961
WAS RECORDED IN BOOK 413
OF Deed AT PAGE 427
RECORDS OF SKAMANIA COUNTY, WASH.
Evelyn M. O'Neal
COUNTY AUDITOR
BY S. Williams DEPUTY

REGISTERED
INDEXED
MAILED
RECORDED
COMPAED
MAILED