

REAL ESTATE CONTRACT

THIS CONTRACT, made this 1st day of December, 1961, between
 EVELYN F. PARSONS, hereinafter called the "seller" and
 ELMER W. OSTRANDER and CAROLYN DOROTHY OSTRANDER, 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 Lot 4 of STEVENSON PARK ADDITION according to the
 official plat thereof on file and of record in the office of the
 Auditor of Skamania County, Washington, more particularly described
 as follows:

Beginning at the intersection of the north line of the said Lot 4
 with the westerly right of way line of the county road known and
 designated as Frank Johns Road; thence west along the north line of
 the said Lot 4 a distance of 75 feet; thence south 150 feet to the
 south line of the said Lot 4; thence east 125
 feet, more or less, to intersection with the westerly right of way
 line of the said Frank Johns Road; thence along said right of way
 line in a northwesterly direction to the point of beginning.

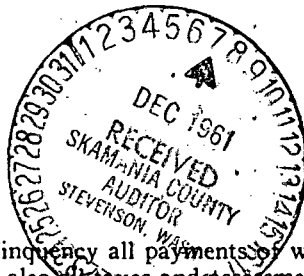
3569
 No. TRANSACTION EXCISE TAX

DEC 7 1961

Amount Paid \$79.22
 Michael A. Seaman
 Skamania County Treasurer

By *Benny D. Seaman* On the following terms and conditions: The purchase price is SEVEN THOUSAND NINE HUNDRED and
 No/100 ----- (\$7,900.00) dollars, of which
 THREE HUNDRED FIFTY and No/100 ----- (\$350.00) 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 Seven
 Thousand Five Hundred Fifty and No/100 (\$7,550.00) Dollars in monthly install-
 ments as follows: The sum of Four Hundred One and No/100 (\$401.00) Dollars on
 or before January 1, 1962; the further sum of Three Hundred Fifty-one and No/100
 (\$351.00) Dollars on or before February 1, 1962; the further sum of One Hundred
 Two and No/100 (\$102.00) Dollars on or before March 1, 1962; and thereafter in
 monthly installments of Fifty-one and No/100 (\$51.00) Dollars, or more, com-
 mencing on the first day of April, 1962, and on the first day of each and every
 month thereafter until the full amount of the purchase price, ~~has been paid~~
~~has been paid, the balance of the purchase price, and the interest thereon, shall be paid~~
~~on or before the first day of each month thereafter until the full amount of the purchase price, and the interest thereon, shall be paid~~
 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.



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, ~~hereunder~~ ^{on or before} ~~will~~ ^{shall} 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 December 1, 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.

 Evelyn H. Parsons (Seal)

Ernest W Ostrander (Seal)

X Carolyn Dorothy Ostrander (Seal)

STATE OF WASHINGTON, }
County of Skamania } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 17th day of December, 1961, personally appeared before me EVELYN F. PARSONS

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.

Notary Public in and for the state of Washington,
residing at Stevenson, Washington.

DUGET SOUND
PACIFIC
TITLE INSURANCE COMPANY

FROM

EVELYN F. PARSONS

10

ÉLMER W. OSTRANDER et ux.

STATE OF WASHINGTON } 58
COUNTY OF SKAGANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING. FILED BY _____

Ed. Dahl

of Thompson - Conn.

AT 11:05 AM Dec 7 1961

649 WAS RECORDED IN BOOK

OF Good AT PAGE 305

RECORDS OF SKAMANIA COUNTY, WASH.

Exhibits Original

COUNTY AUDITOR

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

REGISTERED <i>W</i>
MAIL TO
INDEXED: DIR. <i>W</i>
INDIRECT: <i>W</i>
RECORDED:
COMPARED
MAILED