

58601

500K

49 JUN 34

FOR AND IN CONSIDERATION of the premises hereinafter set out, JEANNIE R. ZOLLO, as her separate estate

hereinafter called the seller, agrees to sell, and LAWRENCE W. QUINN & WILMA J. QUINN, husband and wife

hereinafter called the buyer, agrees to buy the following described real estate, situate in the County of Skamania, State of Washington, more particularly described as follows, to-wit:

The Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Three (3), Township One (1) North, Range Five (5) East of the Willamette Meridian.
EXCEPT County roads.

for the sum of Twenty Seven Hundred and no/100 - - - - - (\$ 2700.00) Dollars, of which the buyer has paid the sum of One Hundred and no/100 - - - - - Dollars (\$ 100.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal Twenty Six Hundred and no/100 - - - - - (\$ 2600.00) Dollars, together with interest thereon from date at the rate of 6 per cent per annum, computed on balances remaining unpaid from time to time at the times and in the manner following: in monthly installments of \$15.00 or more per month, including interest. First payment due and payable on the 1st day of July, 1961, with a like payment due and payable on the 1st day of each month thereafter, until January 1, 1962, at which time the monthly payments shall increase to \$30.00 or more per month including interest, with a like payment due and payable on the 1st day of each month thereafter, until the entire principal balance, together with interest is paid in full.

regardless of loss, destruction or damage to any of the improvements thereon.

And the buyer agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company, in the sum of \$ none, with loss payable to seller and buyer, as their interests appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein, contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises at will and shall be entitled to only such notice to vacate as is provided by law; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

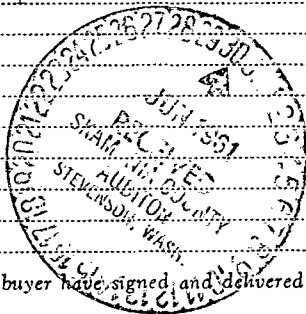
When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

~~IF THE BUYER SHALL FAIL TO COMPLY WITH ANY OF THE CONDITIONS OF THIS CONTRACT, THE SELLER SHALL BE AT LIBERTY TO REVOKE THIS CONTRACT AND TO RE-ENTER THE PREMISES AND TO TAKE POSSESSION OF THE SAME, AND TO SUE FOR DAMAGES AND COSTS OF SUIT, AND TO SUE FOR THE BALANCE OF THE PURCHASE PRICE, AND TO SUE FOR INTEREST THEREON, AND TO SUE FOR ANY OTHER REMEDY WHICH MAY BE AVAILABLE BY LAW.~~

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, 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 expenses of costs and a reasonable attorney's fee.

No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing attached hereto and approved by the seller, and any such assignment shall render this contract voidable at the option of the seller.

It is understood and agreed, that the Seller is to furnish the Purchasers with a policy of title insurance when the principal balance of this contract is reduced to \$1700.00.



IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this 27th day of June, 1961

No. 2919
TRANSACTION EXCISE TAX

JUN 29 1961

Amount Paid \$27.00
Michael O'Donnell
Skamania County Treasurer

By _____

Jennie R. Zollo

Seller.

Lawrence W. Quinn

Wilma J. Quinn

Buyer.

STATE OF WASHINGTON, County of Clark } ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 27th day of June, 1961, personally appeared before me Jeannie R. Zeffo

to me known to be the individual..... described as seller and who executed the within and acknowledged that..... she signed and sealed the same as..... her..... free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(If seller is a corporation, attach corporation acknowledgment.)

Notary Public in and for the State of Washington, residing at
Camas, therein

ASSIGNMENT BY BUYER

The within named buyer, for and in consideration of the sum of _____ Dollars,
does assign and convey all right and title in and to the within contract and the property described therein unto _____

and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said buyer.

SIGNED AND SEALED, this.....day of....., 19.....
The seller consents to this assignment.

STATE OF WASHINGTON, County of _____ } ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this _____ day of _____, 19____, personally appeared before me _____

to me known to be the individual..... described in and who executed the above assignment, and acknowledged that..... signed and sealed the same as..... free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State of Washington, residing at _____

ASSIGNMENT BY SELLER

The within named seller, for and in consideration of the sum of.....Dollars,
hereby assigns all his right and title to the within contract to.....
this day of 19.....

(Deed from seller to assignee must be given with this assignment)

CONSENT TO ASSIGNMENT BY BUYER

The within named seller; does hereby consent to the assignment of this contract by the buyer.

Seller.

To.....

Signed.....

Name.

Name.

Name.

[illegible]

五

No.....

CONTRACT

REAL ESTATE

JEANNIE R. ZOLLO
To

LAWRENCE W. QUINN & WIFE

STATE OF WASHINGTON

County of San Bernardino ss.

Received for record this 30
day of June, 1961.
at 10:00 o'clock P. M., and recorded at
request of W. B. Sullivan
in Book 49. Page 34

Record of said County.

County Auditor.

By " S. W. Mason Deputy.

MAIL TO CITY INVESTMENT CO
BOX 1015

REGISTERED (C)mas, Wash

INDEXED: DIR. (C)

PERFECT

100

PREPARED

Att-50