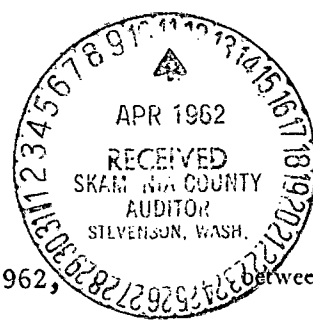


REAL ESTATE CONTRACT

For Unimproved Property



THIS CONTRACT, made this 1st day of March, 1962, between
 ERNST E. LARSEN and GRACE R. LARSEN, husband and wife, hereinafter called the "seller" and
 LYLE G. VAN CAMP and NANCY M. VAN CAMP, his 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:

The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 24, Town-
 ship 3 North, Range 7 E. W. M.;

EXCEPT that portion thereof described as follows: Beginning at a point 144.2
 feet north and 232.7 feet west of the southeast corner of the said Section 24,
 said point being located on the center line of the county road known and desig-
 nated as The Loop Road; thence north 08° 04' west 406.82 feet; thence west
 421.92 feet; thence south 547 feet, more or less, to the south line of said
 Section 24; thence east 164.8 feet to intersection with the center line of said
 Loop Road; thence following the center line of said Loop Road in a northeasterly
~~East of course~~ direction 345.1 feet, more or less, to the point of be-
 ginning; said tract containing 5.64 acres, more or less;

AND EXCEPT that portion thereof sold by the sellers to the purchasers under a
 real estate contract dated December 21, 1960, and recorded January 9, 1961, at
 page 269 of Book 48 of Deeds, Records of Skamania County, Washington;

AND EXCEPT right of way for Loop Road.

On the following terms and conditions: The purchase price is THREE THOUSAND and No/100 - - -
 - - - - - (\$3,000.00) dollars, of which
 FIFTY-FIVE and No/100 - - - - - (\$55.00) 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 Two
 Thousand Nine Hundred Forty-Five and No/100 (\$2,945.00) Dollars in monthly in-
 stallments of Twenty-Five and No/100 (\$25.00) Dollars, or more, commencing on
 the 1st day of April, 1962, and on the 1st day of each and every month to and
 including the 1st day of October, 1963, and thereafter in monthly installments
 of Fifty and No/100 (\$50.00) Dollars, or more, commencing on the 1st day of Nov-
 ember, 1963, and on the 1st 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 six per-cent
 (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 con-
 ditions 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.

The purchasers agree and covenant to and with the sellers that they will not cut,
 sell or remove any standing timber from the above described real property without
 the express written consent of the sellers.

The purchaser may enter into possession immediately.

The property has been carefully inspected by the purchaser, and no agreements or representations per-
 taining 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 purchase price in full 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.

No. 2556
TRANSACTION EXCISE TAX
APR 11 1962
Amount Paid \$3.00
Michael W. Johnson
Skamania County Treasurer
By

Ernst E. Larsen (Seal)
Grace R. Larsen (Seal)
Lyle S. Van Camp (Seal)
Nancy M. Van Camp (Seal)

OREGON
STATE OF ~~WASHINGTON~~
County of Multnomah ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 24th day of March, 1962, personally appeared before me ERNST E. LARSEN and GRACE R. LARSEN, husband and 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.

Philo N. Murphy
Notary Public in and for the state of ~~Washington~~ Oregon,
residing at 2705 SE River Rd.
Portland, Ore.
My Commission Expires Oct. 3, 1964



Ernst E. Larsen et al to Lyle S. Van Camp et al
Filed for Record at Request of

Name Rafe Salomon
Address
City and State Stevenson - Wn

REGISTERED	WAS RECORDED IN BOOK 49
INDEXED: DR	OF Deed AT PAGE 474
INDIRECT:	RECORDS OF SKAMANIA COUNTY, WASH.
RECORDED:	FILED BY E. E. O'Neal
COMPARED	COUNTY AUDITOR S. Simmons

STATE OF WASHINGTON FOR RECORDER'S USE:
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Rafe Salomon OF Stevenson - Wn AT 9:00 AM Apr 11 1962

9750