

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 10th day of July, 1961, between
 Harry O. Gustafson and Emma A. Gustafson, hereinafter called the "seller" and
 husband and wife,
 Charles A. Marshall and Vivian A. Marshall, 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:

Lot Eleven (11), SPIRIT LAKE VIEW LOTS, in the County
 of Skamania and State of Washington.

Free of incumbrances, except:

On the following terms and conditions: The purchase price is Two Thousand Three Hundred
 and 00/100 - - - - - (\$ 2,300.00) dollars, of which
 One Hundred Fifty and 00/100 - - - - - (\$ 150.00) 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 balance of \$2,150.00 to be paid in monthly
 installments of not less than \$15.00, which include interest at the
 rate of 6% per annum on the unpaid balance; first installment of
 not less than \$15.00 to be paid on the 10th day of August, 1961,
 and a like installment of not less than \$15.00 to be paid on the
 10th day of each successive month thereafter, until the full sum
 of principal and interest is fully paid.



The purchaser may enter into possession immediately.

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

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

By

Emmanuel A. O. Ogunsehin (Seal)

Given under my hand and official seal the day and year last above written.

Notary Public in and for the state of ~~Washington~~ Oregon

~~My~~ My Commission expires: 5/1962

REGISTERED
INDEXED TO: R. W.
INDIRECT: W
RECORDED:
COMPARED
MAILED