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FOR AND IN CONSIDERATION of the premises hereinafter set out, ROY H. DOBES & ANNE DOBES, husband and wife & L. B. JOHNSTON & VIOLET M. JOHNSTON, husband and wife

hereinafter called the seller, agrees to sell, and RICHARD E. GRAMS & HELEN M. GRAMS, husband and wife

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

The following described real property located in Skamania County, State of Washington;

That portion of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$  NW $\frac{1}{4}$ ) and of Government Lots 1 and 2 of Section 16, Township 1 North, Range 5 E.W.M., lying southerly and easterly of the right of way acquired by the State of Washington for Primary State Highway No. 8; EXCEPT the following described tract of land: Beginning at the intersection of the southerly right of way line of Primary State Highway No. 8 with the east line of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the said Section 16; thence following the southerly line of said highway right of way south 85° 20' west 385 feet; thence south to the meander line of the Columbia River; thence northeasterly following the meander line of the Columbia River to intersection with the southeast corner of the said Government Lot 2; thence north along the east line of the said Government Lot 2 to the point of beginning.

That portion of the North half of the Southeast Quarter (N $\frac{1}{2}$  SE $\frac{1}{4}$ ) and of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) and of Government Lot 1 of Section 17, Township 1 North, Range 5 E.W.M., lying southerly of the right of way acquired by the State of Washington for Primary State Highway No. 8.

Government Lot 3 of Section 20, Township 1 North, Range 5 E.W.M.

Shorelands of the second class conveyed by the State of Washington situated in front of, adjacent to, and abutting upon the Government meander line extending from the meander post between Sections 16 and 17, Township 1 North, Range 5 E.W.M., downstream to near the center of Section 20, Township 1 North, Range 5 E.W.M.: being a total of 55 chains measured along the government meander line and as more particularly described in deed dated December 19, 1905, and recorded December 22, 1905, at page 341 of Book I of Deeds, Records of Skamania County, Washington

EXCEPT a strip of land 100 feet in width acquired by the Spokane, Portland and Seattle Railway Company for right of way.

SUBJECT TO: reservations as shown of record.

SUBJECT TO: easements and rights of way for public roads over and across the above real property.

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for the sum of Eight Thousand and no/100 (\$ 8000.00) Dollars,  
of which the buyer has paid the sum of One Thousand and no/100 Dollars  
(\$1000.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal  
Seven Thousand and no/100 (\$7000.00) Dollars  
together with interest thereon from date at the rate of six 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  
\$100.00 or more per month, including interest. First payment is due and payable  
on the 1st day of March, 1963, with a like payment due and payable on the 1st day  
of each month thereafter, until the balance of principal, 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.

The seller has furnished an abstract of title or policy of title insurance to these premises, which the buyer has examined and found sufficient, and which is to be  
retained by the seller until the last payment is made; and the seller shall not be called upon to have same brought down to the date of the last payment, but shall pay the  
costs of such items as are caused by or on account of his acts or acts of his successors in interest.

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 here-  
under 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 pur-  
chaser'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.

No.  
**TRANSACTION EXCISE TAX**

MAR 22 1963

Amount Paid \$0.00  
Michael O'Hanlon  
Skamania County Treasurer

By

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this 28<sup>th</sup>  
day of February, 1963

Witnesses:

Ray H. Dobbs  
John W. Dobb  
L. B. Johnston  
Diobis M. Johnston Seller.  
Richard E. Grams  
Helen Grams Buyer.

Buyer

