

REAL ESTATE CONTRACT

THIS CONTRACT, made this 1st day of May, 1963,

between

RICHARD W. O'NEAL and EVELYN O'NEAL, husband and wife, hereinafter called the "seller" and
LOUIE L. FRIAND and GENEVA FRIAND, husband and 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:

Lot 4 of Block Ten of MANZANOLA ORCHARDS TRACTS according to the official plat thereof (being also described as the $SE\frac{1}{4} NW\frac{1}{4} SE\frac{1}{4}$); Lot 1 of Block Eleven of MANZANOLA ORCHARDS TRACTS according to the official plat thereof (being also described as the $NE\frac{1}{4} SW\frac{1}{4} SE\frac{1}{4}$); the Northwest Quarter of the Southeast Quarter of the Southeast Quarter ($NW\frac{1}{4} SE\frac{1}{4} SE\frac{1}{4}$); and the West Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter ($W\frac{1}{2} SW\frac{1}{4} SE\frac{1}{4} SE\frac{1}{4}$); all in Section 10, Township 3 North, Range 9 E. W. M.

TOGETHER WITH all water rights appurtenant thereto.
Free of incumbrances, except:

Easements and rights of way for public roads.



On the following terms and conditions: The purchase price is TEN THOUSAND and No/100- - - -
----- (\$10,000.00) dollars, of which
FOUR THOUSAND and No/100- - - - - (\$4,000.00) 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 Six Thousand and No/100 (\$6,000.00) Dollars in quarterly installments of One Hundred Fifty and No/100 (\$150.00) Dollars, or more, commencing on January 1, 1964, and on the 1st days of each April, July, October and January thereafter until the full amount of the purchase price together with interest shall have been paid. The unpaid balance of the purchase price shall bear interest at the rate of six per-cent (6%) per annum which shall be due and payable on the 1st day of January, 1964, and on the 1st days of each January thereafter until the full amount of the purchase price shall have been paid. Said interest shall not be included in the quarterly installments above specified, but shall be paid by the purchasers in addition to said quarterly installments. 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, 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 sellers have paid the first half of the general taxes for 1963 assessed against the above described real property, and the purchasers will assume and pay the second half of said taxes. No timber shall be sold, cut, or removed from the above described premises without the express written consent of the sellers.

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 payments 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, on payment of the purchase price in full, has delivered 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 May 1, 1963, 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.

No. 1992
TRANSACTION EXCISE TAX
APR 30 1963
Amount Paid \$2.00
Mildred O'Donnell
Skamania County Treasurer
STATE OF WASHINGTON,
County of Skamania ss.

Richard W. O'Neal (Seal)
Evelyn O'Neal (Seal)
Louise L. Friend (Seal)
Geneva Friend (Seal)

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 29th day of April, 1963, personally appeared before me RICHARD W. O'NEAL and EVELYN O'NEAL, husband and wife, to me known to be the individuals 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.
Notary Public in and for the state of Washington,
residing at Stevenson, Washington.

61464



Filed for Record at Request of

Name
Address
City and State

REGISTERED	S
INDEXED: DIR.	S
INDEXED: S	
RECORDED:	
COMPARED	
MAILED	

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY R. J. Salmon OF Stevenson, Wash. AT 9:35 A.M. Apr. 30 1963 WAS RECORDED IN BOOK 51 OF Deed AT PAGE 244 RECORDS OF SKAMANIA COUNTY, WASH. BY Evelyn O'Neal COUNTY AUDITOR BY J. Salmon DEPUTY