

THIS AGREEMENT, Made and entered into this 11th day of June, 1963  
between FRED V. LEONARD and JULIA W. LEONARD, husband and wife,

hereinafter called the "seller," and CECIL G. HENRIKSEN and CLEO M. HENRIKSEN,  
husband and wife,

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of  
the seller the following described real estate situate in the County of Skamania, State of Washington,  
to-wit:

Lot 4, of Block Four of BONNEVISTA ADDITION  
TO THE TOWN OF NORTH BONNEVILLE according to  
the official plat thereof on file and of  
record in the office of the Auditor of Skamania  
County, Washington.

with the appurtenances, on the following terms and conditions: The purchase price for said described prem-  
ises is the sum of TWO THOUSAND FIVE HUNDRED & NO/100 Dollars (\$ 2500.00)  
of which the sum of TWO HUNDRED & NO/100 Dollars (\$ 200.00 )  
has this day been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price  
in the sum of TWO THOUSAND THREE HUNDRED & NO/100 Dollars (\$ 2300.00)  
shall be paid as follows: \$75.00 per month or more for twelve months commenc-  
ing July 11, 1963 and thereafter at the rate of \$50.00 per month  
or more at six per cent per annum interest.

**THE PURCHASER AGREES:**

1. To pay before delinquency all taxes and assessments that may as between seller and purchaser here-  
after become a lien on said premises;

2. Until full payment of the said purchase price, to keep all buildings on said described premises insured  
to the full insurable value thereof against loss or damage by fire and for the seller's benefit as seller's interest  
may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller;

3. To assume all hazards of damage to or destruction of any improvements upon the premises, and that  
no such damage shall constitute a failure of consideration on the part of the seller;

4. That full inspection of said described premises has been made and that the seller shall not be held to  
any covenant respecting the condition of said premises nor to any agreement for alterations, improvements  
or repairs unless the agreement relied on be in writing and attached to and made a part of this contract.

THE SELLER AGREES:

1. To furnish to the buyer a policy of title insurance to the full amount of the purchase price herein set forth or a complete abstract of title to the above described premises;
2. On full payment of the purchase price in the manner hereinbefore specified, to make, execute and deliver to the purchaser a good and sufficient warranty deed to said described premises.

IT IS FURTHER AGREED:

1. That in case the purchaser shall fail to make any payment hereinbefore provided, or to insure the premises as above provided, the seller may make such payment, procure 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 six per cent per annum until paid, without prejudice to other rights the seller might have by reason of such failure;
2. That time is of the essence of this contract. In case the purchaser shall fail to make any payment at the time the same shall fall due as hereinbefore specified, or to perform any covenant or agreement aforesaid, the seller may declare a forfeiture and cancellation of this contract and thereupon all rights of the purchaser hereunder shall cease and determine and any payments theretofore made hereunder by the purchaser shall be retained by the seller in liquidation of damages sustained by reason of such failure. Or the seller may bring action on any intermediate overdue installment, or on any payments, made by the seller and repayable by the purchaser, it being stipulated that the covenants to pay intermediate installments or to pay items repayable by the purchaser are independent of the covenant to make a deed and that every such action is an action arising on contract for the recovery of money only, as if the promise to pay had been expressed in a different instrument, and that no such action shall constitute an election not to proceed otherwise as to any subsequent default, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default. Service of all demands, notices or other papers may be made by registered mail to the address of the purchaser or his assigns last known to the seller.

IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate the day and year first herein written.

STATE OF WASHINGTON,

COUNTY OF CLARK

ss.

Fred V. Leonard (SEAL)  
Julia W. Leonard (SEAL)  
Cecil Henriksen (SEAL)  
Cleo M. Henriksen (SEAL)

On this day personally appeared before me Fred V. Leonard and Julia W. Leonard, husband and wife, and Cecil G. Henriksen and Cleo M. Henriksen, husband and wife,

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of June, 1963

No.

TRANSACTION EXCISE TAX

JUN 27 1963

Amount Paid \$5.00

Michael J. Delaney  
 Skamania County Treasurer

By

Robert W. Gawron  
 Notary Public in and for the State of Washington,  
 residing at Camas

REAL ESTATE CONTRACT  
 (INDIVIDUAL)

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

And it is recorded

OF Book 54, p. 391

AT 3:01 P.M. on July 1, 1963

WITNESSED IN BOOK 51

OF Deeds, Skamania County, WASH.

RECORDED

Carolyn E. Ford

CLERK

BY

DEPUTY

|             |   |
|-------------|---|
| REGISTERED  | 5 |
| FILED       | 5 |
| JUN 27 1963 |   |
| CLERK       |   |

61772

Fred V. Leonard et al  
Cecil Henriksen et al

STATE OF WASHINGTON }  
 COUNTY OF SKAMANIA }