

FOR AND IN CONSIDERATION of the premises hereinafter set out, CECIL M. THOMPSON and  
VELMA G. THOMPSON

hereinafter called the seller, agrees to sell, and CHARLES L. JARRELL and BESSIE L. JARRELL

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

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ )  
 of Section 1, Township 1 North, Range 5 E. W. M., more particularly described as  
 follows:

Beginning at a point 3,042.9 feet east and 293 feet north of the southwest corner of  
 the said Section 1; thence north 234.3 feet to the southerly boundary of Primary State  
 Highway No. 8; thence along the southerly boundary of said highway north 57°20' east  
 417 feet; thence south 297.7 feet to the northerly boundary of the Spokane, Portland,  
 & Seattle Railway Company's right of way; thence south 65°16' west along the northerly  
 boundary of said right of way 386.4 feet to the point of beginning; said tract con-  
 taining 2.15 acres, more or less; EXCEPT a strip of land 0.17 acres, more or less, a-  
 long the west side thereof conveyed to Hazel Gibson by deed dated June 2, 1933,  
 and recorded May 16, 1945, at page 360 of Book 30 of Deeds, Records of Skamania County,  
 Washington.

for the sum of Eight thousand and no/100 (\$8000.00) Dollars,

of which the buyer has paid the sum of Five hundred and no/100 Dollars

(\$500.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal

Seven thousand five hundred and no/100 (\$7500.00) Dollars,

together with interest thereon from date at the rate of 6 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

\$70.00 or more per month including interest. First payment is due and payable on

the 1st day of September, 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.

It is further understood and agreed, that the above monthly payments are to include

fire insurance premiums on the improvements on said property and the property taxes.

Sellers are to pay said insurance premiums and taxes, as they become due, and the amount so

paid shall be added back to the principal balance of this contract at the time they

are paid.

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 \$\_\_\_\_\_ 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 HEREBY EXCEPTS FROM SUCH WARRANTY SUCH ITEMS AS THE BUYER HAS ASSUMED AND AGREED TO PAY, AND THE BUYER SHALL BE RESPONSIBLE FOR THE SAME. THE BUYER SHALL BE RESPONSIBLE FOR THE SAME. THE BUYER SHALL BE RESPONSIBLE FOR THE SAME.~~

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.

It is understood and agreed by the parties hereto, that the sellers are to furnish  
 the Purchasers with a policy of title insurance to the above property when the  
 principal balance of this contract is reduced to \$6000.00.

No. 1007

**TRANSACTION EXCISE TAX**

**AUG 16 1963**

Amount Paid \$80.00

Michael Thompson

Skamania County Treasurer

IN WITNESS WHEREOF, By the seller and the buyer have signed and delivered this agreement in duplicate this 31st  
 day of July, 1963.

Witnesses:

Cecil M. Thompson  
Velma G. Thompson

Seller.

Charles L. Jarrell  
Bessie L. Jarrell

Buyer.

354 31-436

(If seller is a corporation, attach corporation acknowledgment.)

Notary Public in and for the State of Washington, residing at  
Camas, therein

The seller consents to this assignment.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_

(Deed from seller to assignee must be given with this assignment)

The within named seller; does hereby consent to the assignment of this contract by the buyer.

To \_\_\_\_\_ Seller.  
Signed \_\_\_\_\_ Name.  
\_\_\_\_\_ Name.

[illegible]

No.

# CONTRACT

# REAL ESTATE

Cecil M. Thompson et al.

Uppnámsh. Jarðab. et al.

STATE OF WASHINGTON  
County of Snohomish ss.

Received for record this 16<sup>th</sup> day of August, 1963 at 12:55 o'clock P. M., and recorded at request of R. J. Sullivan in Book 51 Page 495

Record of said County.

Emile J. O'Neil  
County Auditor.

By Deismonda Deputy.

City Investment Co.  
 Box 1015  
 Chicago, Ill.  
 RECEIVED  
 1915  
 MAILED