

9880

FOR AND IN CONSIDERATION of the premises hereinafter set out, RAY F. FARBER and GLADYS B. PARKER,  
husband and wife,

hereinafter called the seller, agrees to sell, and R. KENT DAHLGREN, single, ROY F. DAHLGREN and  
V. L. L. DAHLGREN, husband and wife,

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:

That portion of the East 1591 feet of the North half of the Southeast  
quarter of Section 32, Township 2 North, Range 5 East of the Willamette  
Meridian which lies northerly of the channel of the Washougal River and  
southerly of the County Road known and designated as the Washougal River  
Road.  
EXCISE the East 1491 feet thereof.

for the sum of Twelve Hundred Fifty and no/100 - - - - - (\$1250.00) Dollars,  
of which the buyer has paid the sum of Two Hundred and no/100 - - - - - (\$200.00) Dollars  
(\$200.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal  
balance of Ten Hundred Fifty and no/100 - - - - - (\$1050.00) - - - Dollars

together with interest thereon from date at the rate of six (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  
\$25.00 or more per month plus interest at six (6) percent. First payment is due and  
payable on the 10th day of September, 1962, with a like payment due and payable on  
the 10th day of each succeeding month, until principal together with interest  
thereon is paid in full. Interest is to be computed from date of contract.

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 has furnished to the buyer a copy of the title insurance policy 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  
cost of such items as are required by or for the benefit of his said policy.

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.

The seller agrees to furnish the Buyer with a policy of title insurance when  
this contract is paid in full.

No.

TRANSACTION EXCISE TAX

DEC 3 1962

Amount Paid 1250.00 Penalty  
Plus 38.00  
1288.00  
Skamania County Treasurer

By

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this 8th  
day of August, 19 62

Witnesses:

R. Kent DahlgrenGladys B. Parker

Seller.

R. Kent DahlgrenRoy F. DahlgrenV. L. L. Dahlgren

Buyer.

STATE OF WASHINGTON, County of CLATSOP ss.

1, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 5th day of August, 1962, personally appeared before me Ray E. Parker and Gladys B. Parker

to me known to be the individual S described as seller and who executed the within and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

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

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

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

### ASSIGNMENT BY BUYER

The within named buyer, for and in consideration of the sum of \_\_\_\_\_ Dollars,  
does assign and convey all right and title in and to the within contract and the property described therein unto \_\_\_\_\_

and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said buyer.

SIGNED AND SEALED, this..... day of....., 19.....

The seller consents to this assignment.

STATE OF WASHINGTON, County of \_\_\_\_\_ } ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this ..... day of .....

....., 19....., personally appeared before me .....

to me known to be the individual..... described in and who executed the above assignment, and acknowledged that..... signed and sealed the same as..... free and voluntary act and deed for the uses and purposes therein mentioned.

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

### ASSIGNMENT BY SELLER

The within named seller, for and in consideration of the sum of.....Dollars,  
hereby assigns all his right and title to the within contract to.....

this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

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

### CONSENT TO ASSIGNMENT BY BUYER

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

*Seller.*

To: \_\_\_\_\_ Name: \_\_\_\_\_

Signed \_\_\_\_\_

[illegible]

○  
○  
○  
○  
○

No.

# CONTRACT

## REAL ESTATE

Ralph E. Pearson et al.

F. Kent Dabbs

STATE OF WASHINGTON  
County of S. KAMAHUA ss.

Received for record this 3  
day of Dec, 1963  
at 3:30 o'clock P. M., and recorded at  
request of R. G. Sullivan  
in Book 51 Page 7

Record of said County.

Evelyn O'Neal  
 County Auditor.

By.....*James D. Stinson*.....  
Deputy.

Mail to  
 City Improvement Co.  
 Box 1015  
 Caracas Wm

REGISTERED
POSTED DIRS
RECEIVED
CONTAINED
MAILED