

BOOK

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

hereinafter called the seller, agrees to sell, and ROY E. DAHLGREN and VAL 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 1491 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.

EXCEPT the East 1391 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 - - - - - 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 hereby furnished an abstract of title or policy of title insurance for 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 forward to the date of the last payment, but shall pay the
 cost of improvements as hereinafter provided by the terms of this contract and its successors in title.

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 that the seller will furnish the buyer with a check
 of title insurance when this contract is paid in full.

TRANSACTION EXCISE TAX

DEC 3 1962

Amount Paid 12.50
 Plus 27 Penalty
39.50
 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, 1962

Witnesses:

Roy F. Parker

Gladys B. Parker

Seller.

Roy E. Dahlgren

Val L. Dahlgren

Buyer.

