

82282

REAL ESTATE CONTRACT

FOR AND IN CONSIDERATION of the premises hereinafter set out,
James Gowin and Flora Gowin, husband and wife

hereinafter called the seller, agrees to sell, and Raymond Bliss and Irene Bliss 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:

Lots three and four in Block five Upper Cascade s

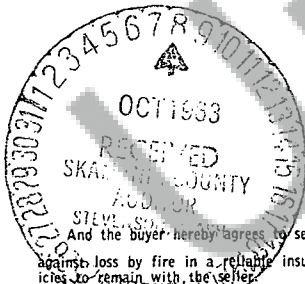
Addition to the town of Steven son, Washington except the
west 20 feet of said lot

Also commencing at a point 20 feet east of the
Southwest corner of lot 2 of Block 5 in said Upper Cascade
addition; thence east 94 feet thence north 10 feet, thence west
94 feet thence south ten feet to the place of beginning.

Also that part of Willard Street adjacent to the said
described property vacated by the order of the County
Commissioners of Skamania County Washington dated May 2nd
1927 being Nine thousand five hundred fifteen feet in width.

for the sum of Three Thousand five hundred (\$ 3500) Dollars,
of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged:

and Six Thousand (\$ 6000) Dollars,
with interest at the rate of 6 per cent. per annum, as follows: Beginning on the 5th day of
November, 1963 19, and on the same day in each and every month thereafter the sum of
\$ 50 or more interest on principal remaining unpaid on said day, and the balance
on
regardless of loss, destruction or damage to any of the improvements thereon.



And the buyer hereby 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 \$ 10,000, with loss payable to seller and buyer, as their interests appear, all pol-
icies 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 from month to month and shall be entitled to only such notice to
vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall be-
come 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.

When the vendee has fulfilled all the conditions of this contract a good and sufficient Warranty Deed shall be executed on the part of the vendor, and
a complete abstract of title to said property, or at the option of the vendor a contract of title insurance by a responsible title insurance company in favor of the
vendee shall be procured at the expense of the vendor and delivered to the vendee.

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.

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this
20th day of September, 1963, 19

Witnesses:

James K. Gowin
Flora M. Gowin

Seller.

Raymond Bliss
Irene E. Bliss

Buyer.

STATE OF WASHINGTON, County of Skamania ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 20th day of September, 1963, 19, personally appeared before me James Gowin and Flora Gowin, husband and wife

to me known to be the individual 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 Stevenson Justice of the Peace

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 above first 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

4128 No. (Deed from seller to assignee must be given with this assignment.)

TRANSACTION EXCISE TAX

Required By OCT 8 1963 Amount Paid \$5.00 Michael J. O'Connell Skamania County Treasurer By

Principal Balance	
Paid on Principal	
Paid on Interest	

REAL ESTATE CONTRACT

FROM

James Gowin et wife

TO

Raymond Oliver et wife

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY

R. J. Selnesen

9:41 A. M. Oct 8 1963

WAS RECORDED IN BOOK 52

OF Deeds

Evelyn O'Neal

