

REAL ESTATE CONTRACT

THIS CONTRACT, made this 17th day of September, 1964, between
 LUCIEN G. BECHARD and RITA M. BECHARD, hereinafter called the "seller" and
 husband and wife,
 HENRY C. JACOBSON and THERESA L. JACOBSON, hereinafter called the "purchaser,"
 husband and wife,

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

The following described portion of Lot 7 of NORMANDY TRACTS according to the of-
 ficial plat thereof on file and of record in the office of the Auditor of Skamania
 County, Washington; Beginning at the southeast corner of the said Lot 7; thence
 south 54° 45' west along the south line of the said Lot 7, 50 feet; thence north
 35° 15' west parallel with the east line of the said Lot 7, 100 feet; thence north
 54° 45' east parallel with the south line of the said Lot 7, 50 feet to the east
 line of the said Lot 7; thence south 35° 15' east along the east line of the said
 Lot 7, 100 feet to the point of beginning;

ALSO all land, if any, fronting upon the southerly line of the above described
~~tract of land and lying between the same and the northerly~~
 boundary line of State Highway No. 8, also designated
 as the Evergreen Highway.



On the following terms and conditions: The purchase price is ELEVEN THOUSAND and No/100 - - -
 - - - (\$ 11,000.00) dollars, of which
 ONE THOUSAND TWO HUNDRED FIFTY and No/100 - - - - - (\$ 1,250.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Nine
 Thousand Seven Hundred Fifty and No/100 (\$9,750.00) Dollars in monthly install-
 ments of Seventy-Five and No/100 (\$75.00) Dollars, or more, commencing on the 1st
 day of November, 1964, and on the 1st day of each and every month thereafter un-
 til the full amount of the purchase price together with interest shall have been
 paid. The said monthly installments shall include interest at the rate of six and
 one-half per-cent (6½%) per annum computed upon the monthly balances of the unpaid
 purchase price, and shall be applied first to interest and then to principal. The
 purchasers reserve the right at any time they are not in default under the terms
 and conditions of this contract to pay any part or all of the unpaid purchase price,
 plus interest, then due.

General taxes for 1964 shall be pro-rated between the sellers and the purchasers
 as of October 17, 1964.

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be
 made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by
 him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and
 also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation
 thereby evidenced, or any part thereof; (2) to keep the buildings now and hereafter placed upon the premises
 unceasingly insured against loss or damage by fire, to the full insurable value thereof, in the name of the seller
 as owner, in an insurance company satisfactory to the seller for the benefit of the mortgagee, the seller, and the
 purchaser, as their interests may appear, until the purchase price is fully paid, and to deliver to seller the
 insurance policies, renewals, and premium receipts, except such as are required to be delivered to the mortgagee;
 (3) to keep the buildings and all other improvements upon the premises in good repair and not to permit waste;
 and (4) not to use the premises for any illegal purpose.

In the event that the purchaser shall fail to pay before delinquency any taxes or assessments or any pay-
 ments required to be made on account of the mortgage, or to insure the premises as above provided, the seller
 may pay such taxes and assessments, make such payments, and effect 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 10 per cent per annum until paid, without prejudice to other rights of seller by reason of such failure.

The purchaser agrees to assume all risk of damage to any improvements upon the premises, or of the taking of any part of the property for public use; that no such damage or taking shall constitute a failure of consideration, but in case of such damage or taking, all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price of the property, less any sums of money which the seller may be required to expend in procuring such money, or at the election of the seller, to the rebuilding or restoration of such improvements.

The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a warranty deed to the property, excepting such part thereof which may hereafter be condemned, if any, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller ~~has delivered to the purchaser~~ on full payment of the purchase price will procure and deliver, to the purchaser, a title policy in usual form issued by the Puget Sound Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage occasioned by reason of defect in, or incumbrance against, seller's title to the premises, not assumed by the purchaser, or as to which the conveyance hereunder is not to be subject.

The parties agree: (1) to execute all necessary instruments for the extension of payment or renewal of said mortgage during the period prior to the delivery of said deed, or the termination of purchaser's rights by virtue of the provisions hereof; provided the seller shall not be obligated thereby to assume any personal obligation or to execute any mortgage providing for a deficiency judgment against the seller, or securing a principal indebtedness in excess of that now unpaid on the above mentioned mortgage or bearing an interest rate of more than two per cent greater than that of the original mortgage indebtedness; (2) that the purchaser has made full inspection of the real estate and that no promise, agreement or representation respecting the condition of any building or improvement thereon, or relating to the alteration or repair thereof, or the placing of additional improvements thereon, shall be binding unless the promise, agreement or representation be in writing and made a part of this contract; (3) that the purchaser shall have possession of the real estate on

October 17, 1964 and be entitled to retain possession so long as purchaser is not in default in carrying out the terms hereof; and (4) that, upon default, forfeiture may be declared by notice sent by registered mail to the address of the purchaser, or his assigns, last known to the seller.

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, the seller may elect to declare all of the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder 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 purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

TRANSACTION EXCISE TAX
SEP 18 1964
Amount Paid \$110.00
Michael Edanell
Skamania County Treasurer
By

Lucien G. Bechard (Seal)
Rita M. Bechard (Seal)
Henry C. Jackson (Seal)
Thomas L. Jackson (Seal)

STATE OF WASHINGTON,
County of Skamania ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 17th day of September, 1964, personally appeared before me LUCIEN G. BECHARD and RITA M. BECHARD, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal the day and year last above written.



Robert G. Salmon
Notary Public in and for the state of Washington,
residing at Stevenson therein.



STATE OF WASHINGTON ss
COUNTY OF SKAMANIA
THIS SPACE RESERVED FOR RECORDER'S USE
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Robert Salmon OF Stevenson AT 11:20 AM, Sept. 18, 1964 WAS RECORDED IN BOOK 53 OF Deeds AT PAGE 237 RECORDS OF SKAMANIA COUNTY, WASH. BY Everton O'Neal COUNTY AUDITOR DEPUTY

Filed for Record at Request of

Name
Address
City and State

REGISTERED S
INDEXED: DR. S
INDIRECT S
RECORDED
COMPARED
MAILED

03951