

4 2462-2

REAL ESTATE CONTRACT

FOR AND IN CONSIDERATION of the premises hereinafter set out, _____
G. F. Lovell and Zelma C. Lovell, husband and wife
hereinafter called the seller, agrees to sell, and Oscar Merle Talent and Gloria
Talent, husband and wife
_____, hereinafter called the buyer,
agrees to buy the following described real estate, situate in the County of Skamania
Washington, more particularly described as follows, to-wit:

LOTS Ten and Eleven, Block Two, Cascade Addition to Stevenson,
Washington

No.

TRANSACTION EXCISE TAX

JUN 16 1965

Amount Paid $\$75.00 + 75.00$ penalty
Paid to S. Donnell
Skamania County Treasurer
By Beverly J. Phillips

for the sum of Seventy Five hundred dollars (\$ 7500.) Dollars,
One Thousand dollars (\$ 1000.) Dollars,

of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged:
an addition five hundred dollars is to be paid on or before
August 10th, 1964 and \$500.00 is to be paid on or before Septem-
ber 10th, 1964, as part of the down payment.

and Fifty five hundred dollars (\$ 5500.) Dollars,
with interest at the rate of 6 per cent. per annum, as follows: Beginning on the 10th day of
October, 1964 19 and on the same day in each and every month thereafter the sum of
\$ 65.00, 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.

Each payment of \$65.00 made as provided for is to be en-
coursed first on the interest due, and the remainder on the
principal.

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 \$ 8000. 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 vendee _____ 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
22nd day of June, 1964, 19.

Witnesses:

Seller.

Buyer.

4-26-50

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

ASSIGNMENT BY BUYER

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.

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____.

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

[illegible] $\frac{\partial}{\partial z}$

REAL ESTATE CONTRACT

FROM

Dr. E. R. Pondrelli et al.

01

Green Noble Talent et al.

STATE OF WASHINGTON } SS
COUNTY OF SPOKANE }

1. BY CRAWLEY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY_

Columbia College, Boston.

Stamm - Wachs.

2 P M June 16 1965

—F5—

Goodbye - I'll be back

RECORDS OF THE DISTRICT COURT OF THE DISTRICT OF COLUMBIA, WASHINGTON, D.C.

Co

[illegible]

COOK: 1 ADDITION

ALMA30
DEPUTY
