

REAL ESTATE CONTRACT
For Unimproved Property

54 350

THIS CONTRACT, made this 1st day of July, 1965,

between

LOUIS I. SLYTER and PATRICIA D. SLYTER,
husband and wife,

hereinafter called the "seller" and

JAMES R. MAY and JOAN D. MAY, husband and wife,

hereinafter called the "purchaser,"

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:

That portion of the south 200 feet of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$, SW $\frac{1}{4}$) of Section 29, Township 3 North, Range 8 E. W. M., lying easterly of the right of way for Primary State Highway No. 8 and westerly of the right of way acquired by the Spokane, Portland & Seattle Railway Company;

TOGETHER WITH a one-fourth interest in the water rights of the seller in and to a certain spring lying northerly of said highway and an easement for a water pipeline from said spring to the above described real property.

Free of incumbrances, except: an easement and right of way for a private access road 40 feet in width connecting with the existing county road granted to Allen C. Park by deed dated February 19, 1964.

On the following terms and conditions: The purchase price is TWO THOUSAND and NO/100 - - -
----- (\$ 2,000.00) dollars, of which
FIVE HUNDRED and NO/100 - - - - - (\$ 500.00) 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 One Thousand Five Hundred and No/100 (\$1,500.00) Dollars in monthly installments of Thirty-Five and No/100 (\$35.00) Dollars, or more, commencing on the first day of August, 1965, and on the first day of each and every month thereafter until 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 per-cent (6%) 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.

The purchaser may enter into possession immediately.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Puget Sound Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid the \$500.00 downpayment in full, insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

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. Upon the termination of the purchaser's rights, all payments made 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 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.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

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

1794
TRANSACTION EXCISE TAX

JUL 28 1965

Amount Paid 28.00

Mildred O'Donnell
Skamania County Treasurer

By _____

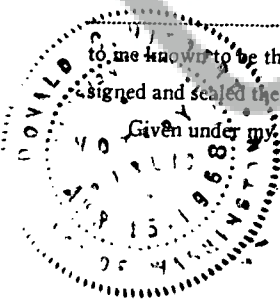
James R. May (Seal)
Dean A. May (Seal)
Louis I. Slyter (Seal)
Patricia D. Slyter (Seal)

STATE OF WASHINGTON, } ss.
County of Skamania

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 27th day of July, 1965,

LOUIS I. SLYTER and PATRICIA D. SLYTER, his wife,
to me known to be the individual S. 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.



Donald C. Medert
Notary Public in and for the state of Washington,
residing at Stevenson, Wash.



Filed for Record at Request of

Name _____
Address _____
City and State _____

STATE OF WASHINGTON	
THIS SPACE RESERVED FOR RECORDER'S USE:	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT NO. <u>54</u> FILED BY <u>E. D. Lake</u>	
OF <u>Stevenson - Wn.</u>	
AT <u>4:00 P.M.</u> <u>July 28 1965</u>	
WAS RECORDED IN BOOK <u>54</u>	
OF <u>Deeds</u> <u>350</u>	
RECORDS OF SKAMANIA COUNTY, WASH.	
<u>Evelyn O'Neal</u> COUNTY AUDITOR	
<u>D. Simmons</u> DEPUTY	