

For Unimproved Property

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the

That portion of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1, Township 3 North, Range 7 $\frac{1}{2}$ E. W. M., lying northeasterly of the strip of land 150 feet in width acquired by the State of Washington for Secondary State Highway No. 8-C by deed dated October 16, 1956, and recorded at page 483 of Book 42 of Deeds and as more particularly described at pages 6 and 7 of Book A of Highway Plats, Records of Skamania County, Washington; said tract being more particularly described as follows:

EXCEPT 75 foot right of way lying northeasterly of the center line aforesaid.

The purchasers agree to pay the balance of the purchase price in the sum of Seven Hundred Fifty and No/100 (\$750.00) Dollars in monthly installments of Fifty and No/100 (\$50.00) Dollars, or more, commencing on the first day of January, 1966, 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.

By Beverly J. Gallipe, Dep.

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 **Transamerica Title Insurance Company** standard form purchaser's title policy when the purchaser shall have paid **the purchase price 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.

X Roberta Milleson Del Sol (Seal)
 X Emil J. Del Sol (Seal)
Kenneth W. Peterson (Seal)
Edna M. Peterson (Seal)

STATE OF WASHINGTON, }
 County of Skamania }

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 15th day of December, 1965, personally appeared before me

ROBERTA MILLESON DEL SOL and EMIL J. DEL SOL, her husband,

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.

Apparatus E. Voorhees
 Notary Public in and for the state of Washington,
 residing at Stevenson, therein

66088

Roberta Milleson Del Sol
Stux

Kenneth W. Peterson
Stux

Filed for Record at Request of

Name

Address

City and State

REGISTERED	6
INDEXED	6
FILED	6
CLERK	
DATE	

STATE OF WASHINGTON	
THIS SPACE RESERVED FOR RECORDER'S USE:	
I HEREBY CERTIFY THAT WITHIN	
INSTRUMENT NO. <u>66088</u>	
OF <u>Stevenson</u>	
AT <u>2:30 P.M.</u> Dec 16 1965	
WAS FILED <u>55</u>	
OF <u>Deed</u> 169-2	
RECORDED BY <u>Edna M. Peterson</u>	
BY <u>Emil J. Del Sol</u>	

