FORM 109 109

## REAL ESTATE CONTRACT

THIS CONTRACT, made this first day of September, 1966,

between

FRED V. LEONARD and JULIA W. LEONARD,

hereinafter called the "seller" and

husband and wife, HENRY A. LAHAM and BETTY A. LAHAM,

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 Washington:

Skamania

County.

One

Beginning at a point which is the southeast corner of the tract herein described, said point being on the north line of Primary State Highway No. 8, 1,515.8 feet west and 943.7 feet south of the northeast corner of Section 21, Township 2 North, Range 7 E. W. M.; thence north 00° 46' west a distance of 100 feet; thence north 79° 51' west a distance of 26 feet; thence south 10° 09' west a distance of 98.3 feet; thence south 79° 51' east along the north line of said Primary State Highway No. 8 a distance of 45 feet to the point of beginning.

None. Free of incumbrances, except:

TRANSACTION EXCISE TAX

1 1966 Amount Paid 555 99 edus O'Donnell Skamania County Treasurer By Benearly Johnson, Oup

On the following terms and conditions: The purchase price is FIVE THOUSAND

- - - - - - - - (\$ 5,500.00 FIVE THOUSAND FIVE HUNDRED and ) dollars, of which TWO HUNDRED and NO/100 - - -**- - - (\$** 200.00 ) 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 an additional downpayment on this contract on or prior to October 1, 1966, in the sum of Three Hundred and No/100 (\$300.00) Dollars without interest. The purchasers further agree to pay the remaining balance of the purchase price in the sum of Five Thousand and No/100 (\$5,000.00) Dollars in monthly installments of Eighty and No/100 (\$80.00) Dollars, or more, commencing on the 5th day of September, 1966, and on the 5th 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 seven per-cent (7%) 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.

This contract shall not be assigned without the express written consent, of the sellers, and any purported assignment thereof without such consent shall be null and void.

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 payments 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.

On full payment of the purchase price
The seller has slatves account the content will procure and deliver, to the purchaser, a title policy in usual form issued by the Transamerica 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 of all to which the conveyage hereunder. 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

immediately 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 feet 303/19 Sitness Whereof the parties have signed and sealed this contract the day and year first above written. SL: 1966 r M. 00 4001103 STEVENSON, WASH .....(Seal) WASHINGTON,) .Skamania County of a notary public in and for the state of Washington, hereby certify that on this. Manager of the second of the s FRED V. LEONARD and JULIA W. LEONARD, his wife, to me hower to be the individual. S. described in and who executed the foregoing instrument, and acknowledged that..... they neithing selled the same as...... their ...... free and voluntary act and deed, for the uses and purposes therein mentioned. hand and official seal the day and year last above written. Notary Public in and for the state of Washington, 67411 Stevenson, therein.



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Filed for Record at Request of

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