

**REAL ESTATE CONTRACT**

For Unimproved Property

THIS CONTRACT, made this 30th day of November, 1966 between  
**CHATEAU PROPERTIES, INC.**, a Washington Corporation hereinafter called the "seller" and  
**GEORGE A. BECKER and I. MARIE BECKER, 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:

Lot 3, except that part lying Northerly of a line drawn parallel with  
 and 100 feet Southerly, when measured at right angles from the Northerly line  
 thereof, Also, all of Lots 4, 5, 6, 7, 8 and 10, all being in Block 3  
 of Prindle Park Estate, according to the plat thereof recorded in Book "A"  
 at page 131, records of Skamania County.

The terms and conditions of this contract are as follows: The purchase price is Eleven Thousand five  
Hundred (\$ 11,500.00 ) Dollars, of which  
Four thousand eighty eight and 10/100 (\$ 4,088.10 ) Dollars have  
 been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:  
Seventy-five (\$ 75.00 ) Dollars,  
 or more at purchaser's option, on or before the 1st day of February, 1967,  
 and Seventy-five (\$ 75.00 ) Dollars,  
 or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said  
 purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price  
 at the rate of 7 per cent per annum from the 12th day of December, 1966,  
 which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.  
 All payments to be made hereunder shall be made at 1123 Southwest Yamhill, Portland, Oregon  
 or at such other place as the seller may direct in writing.

The purchaser shall pay all taxes and assessments hereinafter  
 levied against said property due and owing after the date of  
 this agreement.

Seller shall approve any sale or cutting of timber and proceeds shall apply  
 to contract balance.

**TRANSACTION EXCISE TAX**

DEC 15 1966

Amount Paid 11,500.00Michael J. Ormuel  
Skamania County TreasurerBy Michael J. Ormuel

The purchaser may enter into possession upon closing

The property has been carefully inspected by the purchaser, and no agreements or representations per-  
 taining 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 Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid ~~the balance owing in full~~ *within 30 days of date* 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.

CHATEAU PROPERTIES, INC. a Washington Corporation

BY: Raymond J. Kittleson (Seal)  
President

Secretary [Signature] (Seal)

George A. Becker (Seal)

J. Marie Becker (Seal)



OREGON  
STATE OF WASHINGTON  
County of Multnomah

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 30 day of December, 1966, personally appeared before me Raymond J. Kittleson and Donald E. Kettleberg

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.

67911

Sandra K. Rogers  
Notary Public in and for the state of Washington, Oregon  
residing at Portland



Filed for Record at Request of

Chateau Properties Inc  
TO  
George A. Becker

Name

Address

City and State

REGISTERED	<u>E</u>
INDEXED	<u>DR</u>
INDIRECT	<u>E</u>
RECORDED	
COMPARED	
MAILED	

STATE OF WASHINGTON THIS SPACE OBSERVED FOR RECORDER'S USE:	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY <u>R. J. Salmeron</u>	
OF <u>Stenerson</u>	
AT <u>9:30 A. Dec 15 1966</u>	
WAS RECORDED IN BOOK <u>56</u>	
OF <u> deed </u> AT PAGE <u>432-3</u>	
RECORDS OF SKAMANIA COUNTY, WASH	
<u>[Signature]</u> COUNTY AUDITOR	
BY <u>C. Mayfield</u>	