

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 15 day of August, 1966 between
CHATEAU PROPERTIES, INC., a Washington Corporation hereinafter called the "seller" and
Oleta Hensel, a single person 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: **North 180 feet of**
Lot 1, River Glen on the Washougal;
Skamania County, Washington

Free of incumbrances, except: **deeds, restrictions and encumbrances of record.**



On the following terms and conditions: The purchase price is **TWO THOUSAND NINE HUNDRED FIFTY AND NO/100-----\$2950.00** dollars, of which
FIFTY AND NO/100-----(\$ 50.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows: **FIFTY AND NO/100 Dollars (\$50.00)** or more at
 purchaser's option, on or before the 15th day of August, 1966, and
THIRTY AND NO/100 Dollare (\$30.00), or more at purchaser's option,
 on or before the 15th day of each then succeeding calendar month until
 the balance of said purchase price shall have been fully paid. The
 purchaser further agrees to pay interest on the balance of said pur-
 chase price and the diminishing amounts thereof at the rate of 7 per
 cent per annum from the 15th day of August 1966, which interest shall
 beducted from each monthly installment and the balance of each install-
 ment applied in reduction of principal. All payments to be made
 hereunder shall be made at 1123 S. W. 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.

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 balance owing in full**

The seller agrees to furnish a **Transamerica Title Insurance Company** standard form purchaser's title policy when the purchaser shall have paid 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 resolution of its Board of Directors

Raymond J. Kittleson (Seal)
President
Donald E. Kettleberg (Seal)
Secretary

No. 5246

TRANSACTION EXCISE TAX

OCT 3 - 1966

Amount Paid 29.50
William H. Russell
Skamania County Treasurer

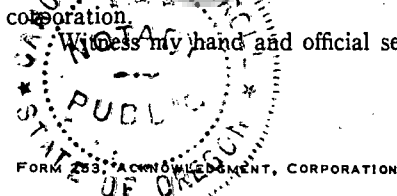


Oleta Hensel (SEAL)
OLETA HENSEL

STATE OF ~~WASHINGTON~~ ^{Oregon} }
County of ~~Multnomah~~ } ss.

On this 15 day of August, 1966, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~ ^{Oregon}, duly commissioned and sworn, personally appeared **Raymond J. Kittleson** and **Donald E. Kettleberg** to me known to be the President and Secretary, respectively, of

CHATEAU PROPERTIES, INC., a Washington corporation the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.



Carolyn A. Canale
Notary Public in and for the State of ~~Washington~~ ^{Oregon},
residing at Portland. My Commission Expires:
8-20-68
residing at ~~Portland~~, ^{Portland}, Oregon
My Commission expires: 6-28-66



Filed for Record at Request of

Name _____
Address _____
City and State _____

REGISTERED	<i>E</i>
INDEXED: DIR	<i>E</i>
INDIRECT:	
RECORDED:	
COMPARED	
STAMPED	

STATUS SPACE RESERVED FOR RECORDER'S USE:	
COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY <i>RJ Kittleson</i>	
OF <i>Stinson</i>	
AT <i>2:00 PM Aug 7 1967</i>	
WAS RECORDED IN BOOK <i>57</i>	
OF <i>Reed</i> AT PAGE <i>461-2</i>	
RECORDS OF SKAMANIA COUNTY, WASH.	
<i>Ed Meisner</i>	
COUNTY AUDITOR	
<i>E. Meisner</i>	
DEPUTY	