

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this **1st** day of **November**, **1966** between**CHATEAU PROPERTIES, INC.**, a Washington corporation hereinafter called the "seller" and**DORIS SANTORO** 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 18, 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** ----- (\$ **2,950.00**) dollars, of which **Thirty and No/100** ----- (\$ **30.00**) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows: **in monthly installments of \$30.00 each month with interest thereon at the rate of 7 percent per annum.**
That said payments are due on the first of each month.

No. **5307****TRANSACTION EXCISE TAX****DEC 1 - 1966**Amount Paid **2950***W. J. Russell*
Skamania County TreasurerBy *W. J. Russell*
Deputy

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

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

CHATEAU PROPERTIES, INC., a Washington corporation by

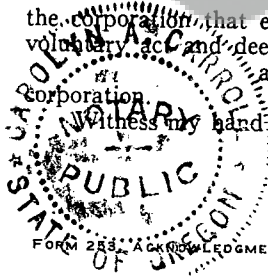
Raymond J. Kittleson (Seal)
President
Donald E. Kettleberg (Seal)
Secretary
Maria Senter (Seal)



OREGON
STATE OF WASHINGTON, }
County of Multnomah } ss.

On this 1st day of November 1966, before me, the undersigned, a Notary Public in and for the State of Washington, 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 authorized to execute the said instrument and 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. Carroll

Notary Public in and for the State of Washington, Oregon
residing at Portland My Commission Expires:
8-20-68

69023

Filed for Record at Request of

Name.....
Address.....
City and State.....

REGISTERED	6
INDEXED: DIR.	6
INDIRECT	6
RECORDED:	
COMPALED	

THIS SPACE RESERVED FOR RECORDER'S USE.

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY *G. J. Jensen* OF *Jensen* AT *2:00 P.M. Aug 7, 1967* WAS RECORDED IN BOOK *57* OF *Deed* AT PAGE *464-5* RECORDS OF SEASMANIA COUNTY, WASH.

E. Meza
CLERK

