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**REAL ESTATE CONTRACT**

For Unimproved Property

THIS CONTRACT, made this 1st day of December, 1967 between  
**HARRY O. GUSTAFSON and EMMA A. GUSTAFSON,** hereinafter called the "seller" and  
 husband and wife,  
**A. V. JAMES and SHIRLEY A. JAMES,** 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 Skamania County,  
 Washington:

**Lot 25 of GUSTAFSON'S MT. ST. HELENS VIEW LOTS according to the  
 official plat thereof on file and of record in the office of the  
 Auditor of Skamania County, Washington.**

Free of incumbrances, except: **restrictive covenants of record.**

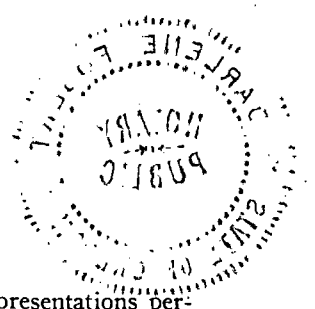
On the following terms and conditions: The purchase price is Two Thousand Five Hundred and  
No/100 - - - - - (\$ 2,500.00 ) dollars, of which  
Two Hundred Fifty and No/100 - - - - - (\$ 250.00 ) dollars  
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said  
 purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Two  
Thousand Two Hundred Fifty and No/100 (\$2,250.00) Dollars in monthly installments  
 of Twenty-Five and No/100 (\$25.00) Dollars, or more, commencing on the first day  
 of January, 1968, 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 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.

No:

**TRANSACTION EXCISE TAX****DEC 19 1967**

Amount Paid \$25.00  
Michael O'Donnell  
 Skamania County Treasurer  
 By Edith Kellman



The purchaser may enter into possession **December 1, 1967.**

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** 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.

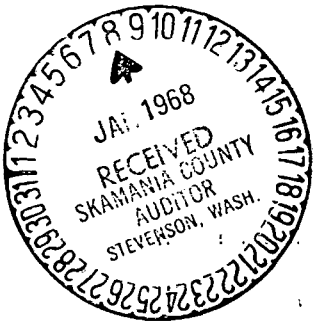
The seller agrees to furnish a **Transamerica Title Insurance Company** standard form purchaser's title policy when the purchaser shall have paid **the purchase price in full**, insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any 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.

Harry O. Gustafson (Seal)  
Emma A. Gustafson (Seal)  
X (Seal)  
X (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 15 day of December, 1967, personally appeared before me HARRY O. GUSTAFSON and EMMA A. GUSTAFSON, husband and wife,

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.



Darlene Talent  
 Notary Public in and for the state of ~~Washington~~ Oregon,  
 residing at Hubbard 8-13-68

69468

Filed for Record at Request of

Name	REGISTERED <u>E</u>
Address	INDEXED: DIR <u>E</u>
City and State	INDIRECT <u>E</u>
	RECORDED
	COMPARED
	MAILED

THIS SPACE RESERVED FOR RECORDER'S USE:  
 COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY R. J. Salnesen OF Stenerson AT 10:30 A.M. Jan 8 1968 WAS RECORDED IN BOOK 58 OF Deed AT PAGE 254-5 RECORDS OF SKAMANIA COUNTY, WASH.

W. P. Todd  
 COUNTY AUDITOR  
E. Mesford