

**REAL ESTATE CONTRACT**

For Unimproved Property

THIS CONTRACT, made this 15th day of December, 1967 between  
 DORTHY NORDTOME, a single woman hereinafter called the "seller" and  
 CORINE BAXTER, a single woman 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 2, Block 3, PRINDLE PARK ESTATES, and that part of Lot 3, lying  
 Northerly of a line drawn parallel with and 100 feet Southerly, when  
 measured at right angles from the Northerly line thereof.

Free of incumbrances, except: those of record.

On the following terms and conditions: The purchase price is ONE THOUSAND NINE HUNDRED FIFTY  
 AND NO/100----- (\$1,950.00 ) dollars, of which  
 TWENTY AND NO/100----- (\$20.00 ) dollars  
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said  
 purchase price as follows: \$20.00 per month including interest at seven percent per  
 annum. The first payment to be made on the 15th day of January, 1968 and  
 a like amount on the 15th day of each month thereafter until the full  
 purchase price including interest is paid.  
 There shall be no penalty for prepayment.

5718  
**TRANSACTION EXCISE TAX**

JAN 17 1968

Amount Paid 19.50

Skamania County Treasurer

By .....

The purchaser may enter into possession 15th day of December, 1967.

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.

If seller's title to said real estate is subject to an existing contract or contracts under which seller  
 is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to  
 make such payments in accordance with the terms thereof, and upon default, the purchaser shall have  
 the right to make any payments necessary to remove the default, and any payments so made shall be  
 applied to the payments next falling due the seller under this contract.

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.

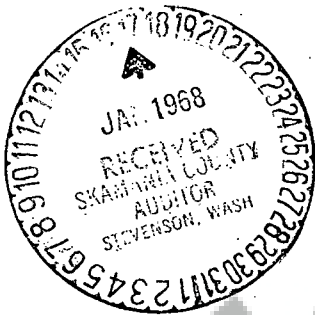
The seller agrees to furnish a ~~Transamerica~~ **Transamerica Title Insurance Company** standard form purchaser's title policy when the purchaser shall have paid **the unpaid balance in full**, insuring the title to said property with liability the same as the above purchase price, free from incumbrances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

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Dorothy A. Nordtome (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
Corinne Baxter (Seal)



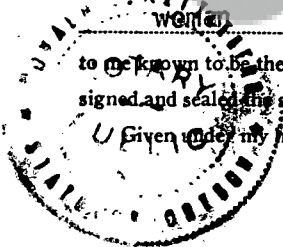
OREGON  
STATE OF ~~WASHINGTON~~  
County of MULTNOMAH ss.

OREGON

I, the undersigned, a notary public in and for the state of ~~Washington~~, hereby certify that on this 15th day of December, 1967, personally appeared before me DORTHY NORDTOME, a single woman

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her 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.



Dorothy A. Nordtome  
Notary Public in and for the state of ~~Washington~~, Oregon  
My Comm. Expires: Sept 17, 1970

 **TRANSAMERICA TITLE** 69506  
INSURANCE COMPANY OF WASHINGTON

Filed for Record at Request of

Name BROWN & KETTLEBERG  
Address 1123 S. W. Yamhill  
Portland, Oregon 97205  
City and State \_\_\_\_\_

REGISTERED	<u>E</u>
INDEXED: DIR.	<u>E</u>
INDIRECT:	<u>E</u>
RECORDED:	
COMPARED:	
MAILED	

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

THIS SPACE RESERVED FOR RECORDER'S USE:

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Chateau Properties Inc OF \_\_\_\_\_ AT 11:45 AM Jan 17 19\_\_\_\_ WAS RECORDED IN BOOK 58 OF Need AT PAGE 274-5 RECORDS OF SKAMANIA COUNTY, WASH. HP Todd COUNTY AUDITOR E. Muford