

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 15th day of December, 1967 between
 CHATEAU PROPERTIES INC. a Washington Corporation, hereinafter called the "seller" and
 DORTHY NORDTOME 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 12 RIVER GLEN ON THE WASHOUGAL

Free of incumbrances, except: those 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
 ONE THOUSAND NINE HUNDRED FIFTY AND NO/100----- (\$1,950.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows: \$10.00 per month including interest at seven (7%) 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.

Execution of this instrument was authorized by resolution adopted by the Board
 of Directors at a directors' meeting December 11, 1967.

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



Barry F. Fudtane (Seal)

.(Seal)

.(Seal)

CHATEAU PROPERTIES INC., a Washington corporation (Seal)

By Raymond J. Tuckman PRESIDENT

By David R. [Signature] SECRETARY

TRANSACTION EXCISE TAX

JAN 17 1968

Amount Paid 29.50
Melvin O'Connell
 Skamania County Treasurer
 By

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

On this 15th day of December, 1967, 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. KITTLEBERG
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 they are 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.

FORM 253, ACKNOWLEDGMENT, CORPORATION

Natary Public in and for the State of ~~Washington~~ OREGON.
Residing at
My Com. Expires 8-21-68



6952

Filed for Record at Request of

Name.....

Address.....

City and State.....

INDEXED: DIR. *2*

INDIRECT: *3*

RECORDED:

COMPARED.....

MAILED

THAT SPACE RESERVED FOR RECORDER'S USE:
 COUNTY OF SKAMANIA
 I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT OF WRITING, FILED BY
Chateau Properties Inc
 OF _____
 AT 11:45 M. Jan 17 1968
 WAS RECORDED IN BOOK 58
 OF Reed AT PAGE 277-8
 RECORDS OF SKAMANIA COUNTY, WASH.
GP Todd
 COUNTY AUDITOR
E. Mesford
 DEPUTY