



Form No. 800

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EARNEST MONEY RECEIPT AND AGREEMENT

#558

BOOK

August 21, 1979 PAGE 336

90451

Skamania County, Washington,

RECEIVED FROM Bruce Ritchie & Alice Ritchie (husband & wife)

15004 NE 31st St., Vancouver, Wa. Ph #KA 892-1487

FIVE HUNDRED DOLLARS \$-----00/00

(hereinafter called "Purchaser")
DOLLARS \$ 500.00

in the form of check paid to agent as earnest money in part payment of the purchase price of the following real estate in Skamania County, Washington: Legal to be attached: Parcel D Lot 4 of the Sursee-Schull Short Plat 2.5 acres more or less, portion of the Southwest Quarter of Section 30, Township 2 North, Range 6 East, of the Willamette Meridian.

NOTE: Closing date 14 days from above date or before.

(First payment due 30 days after closing date)

Deed of Deed
 Total purchase price is Thirteen thousand four hundred fifty dollars \$-----00/00 DOLLARS \$ 13,450.00
 payable as follows: One Thousand Three Hundred Fifty Dollars (\$1,350.00) as down payment, including earnest money above. The balance of Twelve Thousand One Hundred Dollars & no/100 (\$12,100.00) to be carried on a real estate contract by the seller, at the interest rate of 10% with monthly payment of the hundred fifteen seven & 10/100 or more. With the balance of both principal & interest all due and payable Five years (5) or before from closing date. Buyer will sign road maintenance agreement at closing. After title has been paid in escrow, there is

Seller agrees to furnish and deliver to purchaser as soon as practicable a purchaser's policy of title insurance, and seller authorizes agent to apply at once for such policy or report showing condition of title.

If title is not insurable and cannot be made insurable within 30 days from date of title report, earnest money shall be refunded and all rights of purchaser terminated, except that purchaser may waive defects and elect to purchase. But if title is good and purchaser neglects or refuses to complete purchase, the earnest money may, at seller's option, be forfeited as liquidated damages. The agent shall not be responsible for delivery of title.

The property is to be conveyed by Deed deed, free of encumbrances, except: asments and restrictions of right for ingress & egress & utilities over or under said property.

All irrigation, plumbing, ventilating, cooling and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures), water heaters, attached electric light and bathroom fixtures, light bulbs, fluorescent lamps, venetian blinds, awnings, wall to wall carpeting, drapery and curtain rods, window and door screens, storm doors and windows, attached linoleum, attached television antenna, all plants shrubs and trees and all fixtures not excepted herein are to be left upon the premises as part of the property purchased.

13-105-100

Rights reserved in federal patents or state deeds, building or use restrictions general to the district and building or zoning regulations and provisions shall not be deemed encumbrances. Encumbrances to be discharged by seller may be paid out of purchase money at date of closing.

Taxes for the current year, rents, insurance, interest, mortgage reserves, water and other utilities constituting liens, shall be prorated as of date of Aug 31.

Close in escrow: Yes No if closed in escrow, each party will deposit in escrow all instruments and moneys necessary to complete the purchase, escrow costs to be shared equally by purchaser and seller. If not in escrow, close in agent's office.

Possession After closing

Purchaser offers to purchase the property on the terms noted in its present condition and this agreement is issued subject to the approval of the seller thereof within days from date. Purchaser agrees not to withdraw this offer during said period, or until earlier rejection thereof by seller. Purchaser agrees that written notice of acceptance given to agent by seller shall be notice to purchaser. If seller does not accept this agreement within the time specified, the agent will refund the earnest money upon demand.

The sale shall be closed in office of First Interstate Bank Inc., Stevenson, within 10 days after title insurance policy or title insurance company's report is furnished by seller.

There are no verbal or other agreements which modify or affect this agreement. Time is of the essence of this agreement.

Agent

X Bruce D. Ritchie Purchaser

By

Accepted this

28th day of August 1979
Jah A. Juneski

Seller

Seller (wife)

DELIVER PROMPTLY TO PURCHASER, either manually or by registered mail, a copy hereof showing seller's acceptance.

Purchaser acknowledges receipt of the foregoing instrument bearing his signature and that of the seller showing acceptance.

DATE: Purchaser X

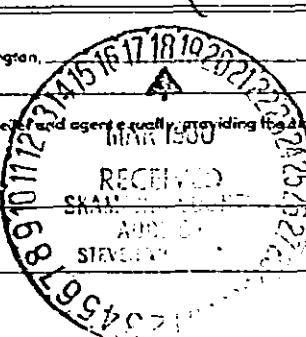
Copy hereof showing seller's signed acceptance sent purchaser by registered mail to purchaser's above address (return receipt requested) on _____, 19_____.
Return receipt card received and attached to broker's copy _____, 19_____

The undersigned hereby agrees to pay a commission of Does not apply

, Washington, 19_____ Dollars

\$ _____ to the above agent for services. In the event earnest money is forfeited, it shall be apportioned to seller and agent equally, providing the amount to agent does not exceed the agreed commission.

Address



Seller

Seller (wife)

INDICATE WHETHER YES OR NO

Phone

BROKER'S COPY