

RECEIVED FROM Mr. & Mrs. Cliff & Sharon Taylor (husband & wife)
S.E. Daren Dr. Hillsboro, Oregon 97122 (503) 640-3060
One thousand dollars & no/100 (1,000.00) DOLLARS (hereinafter called "Purchase Price")
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: Parcel 0, 10 acres more or less, a portion of the
Southwest Quarter of Section 30, Township 2 North, Range 2 East, of the Willamette
Meridian, N.P.O. 25L. Skamania County, Washington

IF SAID PROPERTY IS INCORRECTLY DESCRIBED, SELLER, HEREBY, HEREBY AUTHORIZES AGENT SUBSEQUENTLY TO WAIVE HEREON, ON ATTACH HEREON, THE CORRECT LEGAL DESCRIPTION, INSTEAD OF
Total purchase price is Twenty eight thousand four hundred dollars (\$28,000.00)
payable as follows: Five thousand six hundred dollars (\$5,600.00) as down payment, including earnest
money above. The balance of twenty-two thousand four hundred dollars & no/100 (\$22,400.00)
to be carried on a real estate contract by the seller at the interest rate of 10%, with
monthly payments of two hundred twenty-four dollars & 00/100 (\$224.00) or more with the
balance of both principal & interest all due & payable five (5) years or before then
closing date. Buyer will sign road maintenance agreement at closing. If monthly payment
is more than five days late there will be a \$10.00 late charge.

Seller agrees to furnish and deliver to purchaser as soon as procurable 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 defect 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 warrant deed deed, free of encumbrances, except:
easements and restrictions of record for ingress & egress & utilities over and under
said property described above.

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 lamp, 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.
does not apply

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 closing
on or before OCT. 1st 1979

Closing 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 Oct. 1st 1979 or closing which ever comes first. 15 days

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 10 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 American Title Co. Stevenson, Wa. within 10 days after title insurance policy or
title insurance company 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.

By _____ Agent
Accepted this 18th day of Sept 1979
Seller
Seller (wife)
Purchaser
Purchaser (wife)
3764 SE Daren
Hillsboro Ore
97122
Address
Phone

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
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 1/4
(\$ _____) 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 _____
Phone _____
Seller
Seller (wife)

