

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 15th day of August, 1969, between .

CONSTANTINE FAMELOS, dealing with his separate property, and ETHEL M. FAMELOS, his wife, hereinafter called the "seller" and
 RICHARD T. REID and KARIN R. REID, 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:

A tract of land located in the Henry Shepard D. L. C. in Section 36, Township 3 North, Range 7½ E. W. M., described as follows:

Beginning at a brass monument set in concrete marking the northwest corner of the Henry Shepard D. L. C.; thence east 1,483.05 feet; thence south 17° 17' east 1,496.68 feet to a three-quarter inch pipe, said point being the initial point of the tract hereby described and the northwest corner of a tract of land conveyed to the Shepherd of the Hills Evangelical Lutheran Church by deed dated August 29, 1961; thence north 76° 58' 42" east 336.83 feet; thence north 28° 19' 18" west 147.7 feet; thence south 74° 21' 01" west 307.25 feet; thence south 17° 7' east 128.7 feet to the initial point; said tract containing one acre, more or less;

SUBJECT to an easement for a public road to be dedicated over and across the easterly 30 feet of said premises.

On the following terms and conditions: The purchase price is Three Thousand Two Hundred Forty-five and no/100ths - - - - - (\$ 3,245.00) dollars, of which Two Thousand One Hundred and no/100ths - - - - - (\$ 2,100.00) 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 remaining balance of the purchase price in the sum of One Thousand One Hundred Forty-five and no/100ths (\$1,145.00) Dollars, together with interest at the rate of six per-cent (6%) per annum on June 1, 1970.

Sellers and purchasers agree to share equally the cost of installing a two (2) inch water line connecting with the water distribution system of the Town of Stevenson. Sellers and purchasers also agree to share equally the cost of constructing a steel post barbed wire fence along the northerly line of said tract.

The sellers agree to dedicate a 30 foot strip of land lying easterly of and adjacent to said premises as a public road, and to fence the same on the east at their expense.

TRANSACTION EXCISE TAX

AUG 19 1969

Amount Paid 3245
Richard R. Reid
 Skamania County Treasurer

By _____
 The purchaser may enter into possession August 15, 1969.

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.

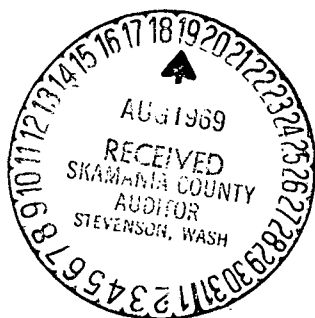
The seller agrees to furnish a **Transamerica Title Insurance Company** standard form purchaser's title policy when the purchaser shall have paid **the purchase price in full** insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which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

Constantine Famelos (Seal)
Ethel M. Famelos (Seal)
Richard J. Reid (Seal)
Barin P. Reid (Seal)



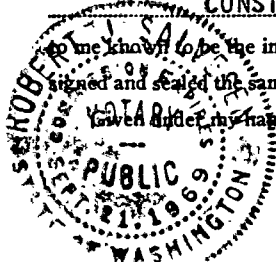
STATE OF WASHINGTON,
 County of Skamania

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 15th day of August, 1969, personally appeared before me

CONSTANTINE FAMELOS and ETHEL M. FAMELOS, his wife

known to me 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.



Robert J. Salomon
 Notary Public in and for the state of Washington,
 residing at Stevenson therein.



Filed for Record at Request of

Name.....
 Address.....
 City and State.....

REGISTERED	8
INDEXED: DIR	5
INDIRECT	9
RECORDED	
COMPLETED	
DATE	

THIS SPACE RESERVED FOR RECORDER'S USE:

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY [Signature] OF Stevenson, Wash. AT 11:30 A. Aug 19 1969 WAS RECORDED IN BOOK 61 OF 118-9 AT PAGE 118-9 RECORDS OF SKAMANIA COUNTY, WASH.

[Signature]
 COUNTY CLERK