A-1886

O Pioneer National Title Insurance Company

WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 2/dd day of September, 2,970

between DCNALD M. ROBBINS, unmarried, and NORBERT KIEDROVSKI, married,

interpolate called the "seller," and ROBERT S. CLOUD and JOYCE CLOUD, husband and wife, and DONALD P. BERRY and SHIRLEY BERRY, husband and wife, and RICHAID W. SETHER AND JEAN SETHER, husband and wife, herdnauge called the "purchaser,"

WINNESSITE: That the siller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following Skamania described real estate, with the appurtenances, in

The Southwest quarter of the Southeast quarter of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 18, Township 7 North, Range 6 East of the Willamette Meridian. SUBJECT to an easement for ingress and egress and utilities over and across the existing roads.

The terms and conditions of this contract are as follows: The purchase price is One whousand Mine Hundred - (\$1,950.00 Dollars, rok mbick ----(\$ 24.71----) Dollars, or more at purchaser's option, on or before the 1st day of Cattol and Twenty-four and 71/100-Cctober -- (* 24.71---18 c day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price per cent per annum from the 21st day of September which interest shall be deducted from each fustallment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at 2406 S. E. 8th Avanue, Camara, Washington or at such other place as the seller may direct in writing.

TRANSACTION EXCISE TAX

OCT 6 1970

Amount Paid 19 Skamania County Tressurer

As referred to in this contract, "date of closing" shall be September 21, 1970

(1) The purchaser assumes and agrees to pay belone delinquency all taxes and assessments that may as between gravior and grantee hereafter become a lien on said real extate; and it by the terras of this contract the purchaser has assumed payment of any mortgage, contact or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchaser pricey is fully paid, to keep the buildings now and hereafter pieced on said real estate (2) The purchaser agrees, until the purchaser pricey is fully paid, to keep the buildings now and hereafter pieced on said real estate (2) The purchaser agrees, until the purchaser agrees to pay the same payer by both fire and windstorm in a company acceptable to the seller and for larger tensit, as his interest way appear, and an pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

the relier's renear, he his interest case of posts of said real estate has been made and that neither the seller nor his assigns shall be held to (3) The purchaser ogrees that full impection of said real estate has been made and that neither or the assigns of either be held to to any covenant respecting the condition of any improvements thereon nor shall the purchaser or siller or the assigns of either be held to to my covenant respecting the condition of any covenant or agreement for allocations, here of the covenant or repairs unless the covenant or agreement relied on is contained herein or is any covenant or agreement for allocations of the contained. In writing and attached to and make a read of this contained.

In writing and attached to and made a read of this contract.

(4) The purchaser assumes all hazards of this contract.

(4) The purchaser assumes all hazards of thismage to or destruction of any improvements now on said real estate or therefore, and of the tailors of the condemnation ward constitute a failure of consideration. In case any park of said real estate in taken for public use, the portion of the condemnation award constitute a failure of consideration. In case any park of said real estate in taken for public use, the portion of the condemnation ward to the resulting after psyment of the said expresses of principle the said be paid to the seller and applied as payment on the purchaser represents a sunsaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such that of they improvements lamaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such that of they improvement a lamaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such that of they improvement is lamaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such takes of they improvement a lamaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such takes of the peril takes of the paid to the celler for application or, the Law of the takes of the date of closing, a purchaser's policy of title insurance in the peril proceeds of the date of closing, a purchaser's policy of title insurance in the peril proceeds of the date of closing, a purchaser's policy of title insurance in the peril proceeds of the date of closing, a purchaser's policy of title insurance in the contract of the peril proceeds of the date of closing, a purchaser's policy of title insurance in the contract of the peril proceed of the date of closing.

TWO YEARS

(3) The seller has delivered, or agrees to deliver within this large of the date of closing, a purchaser's policy of title insurance in the commitment therefor, issued by Promass Mittended Torta, the commitment therefor, issued by Promass Mittended Torta industants Company, insuring the purchaser to the full amount of algorithms price against loss or darange by reason of defect in schirt's title to said real estate as of the date of closing and containing no appropriate data and appropriate data a

a. Deleast puscual excussions systeming in said policy form;
b. This or excumprances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder it is for under subject; and

mes we measure suppose; and

And existing contract or contracts under which seller is purchasing said real calete, and any mortgage or other obligation, which

is seried by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(d) Et seller's title to said real exists to subject to an existing contract are contracts under which solid in a secretarist and are which solid in a secretarist and a make such payments in accordance with the harder secretarist upon default, the purchaser shall have the right to make any payments need analy to remove the default, and any hyperets so make to applied to the payments next fallow, due that seller under this contract.

(7) The select regree, upon receiving full payment of the purchase prior and interest in the manner shows specified, to exceed and deliver to purchaser a statutory warranty

deed to said real cutate, excepting tree part thereof harristies taken for public use, free of recumbrances except any that may attach after thate of closing through any person officer than the additional subject to the following:

Resements of record and existing road easements

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any liberal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser falls to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the miller, together with interest at the rate of 10% per samue thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to may other right the salter.

(10) Thus is of the exence of this contract, and it is agreed that in case the purchaser shall fall to county with or perform any

might have by reason of such default.

(10) Thus is of the escarce of this contract, and it is agreed that in case the purchaser shall fall to comply with or perform any condition or agreement hereof or to make any payment required hereunder premptly at the time and in the momer herein required, the aller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser have right to re-enter and take possession of the real estate; and no walver by the seller as liquidated damages, and the seller shall be construed as a walver of any subsequent default.

Service upon purchaser of all detrands, notices or other papers with respect to forfeiture and termination of purchaser's right may be made by United States Mall, possage me-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's free and all costs and expenses in connection with such talk, which

	ing promis to determine the condition of the	ation of the purchaser's rights hereunder, and judgment is it all costs and expenses in connection with such suit, and a le at the date such suit is commenced, which sums shall	go tira be
	OF the parties hereto have executed this instru		
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On this day personally ar		BBINS and NORBERT RIEDROWSKI	
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therein mentioned.	Sand mit with an Cilcatt	free and voluntary act and deed, for the uses and purpos	sex
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PARTY MANAGER THE MESTAGES CEMPANY