300K 62 PAGE 23 FORM No. 706-CONTRACT-REAL ESTATE-Menthly Payments. 72703 THIS CONTRACT, Made this lat day of August 19 69, between FMIL LANGE & JUNE LANSE, husband and wife, and GEORGIA PENESSON & PETER PEHRSSON, Hew, hereinafter called the sellet, and WENDELL E. CURRY and JEANNE CURRY , hereinalter called the buyer WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made as hereinalter specified, the seller hereby agrees to sell to the buyer and the buyer agrees to purchase from the State of _____ Washington ____, to-wit: Lot 10, Block 3, LANGE'S HOMESTEAD, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, EXCEPT a 20-foot roud right of way parallel and next to the north boundary of Let 10. Subject to the conditions and restrictions riaced upon Lange's Homestead by the dedicators thereof, 356 TRANSACTION EXCISE TAX for the sum of Two Thousand Nine Hundred Fifty and no/100 - - Dollars (\$ 2,950.00)
(hereinafter called the purchase price), on account of which Nine Hundred Eighty Three and 33/100 Dollars (\$ 983.33) is paid on the execution hereof (the receipt of which is hereby acknowledged by the payable on the 1st day of each month hereafter beginning with the month of September, 1969. and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; date until paid, interest to be paid monthly and * the addition to being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract. The buyer shall be entitled to possession of said funds on ANIQUST 1.

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in a company of companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as the seller seller and then to the buyer as the seller the seller int buyer's breach of count.

"Advs from the date hereof, he will turnish unto buyer a title insurance policy insurance in the seller adverse that at his experiment and within the seller and one subsequent to the date of this agreement, and the seller and one subsequent to the date of this agreement (in an amount equal to said purchase price) must contain and the building and other testificians and excernent containing the seller and seller and the building and other testificians and excernent containing the said purchase primals into the buyer, his heirs and davides, tree and clear of all seventher as of the date hered and tree and celler of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed, permitted or a bind by the subset of the seller placed and seller before the seller placed. Permitted or a bind by the subset of the seller placed and seller before the seller placed by the buyer of the seller placed by the buyer of the seller placed by the buyer of the seller placed by the seller by the seller by the seller by the seller by the subset of the seller by liens, water rents and public charges to assumed by the buyer and further excepting all liens and encuments and restrictions and the fates, municipal And it is understood and asteed between said parties that time is of the essence of this contract, and in case the buyer shall fall to make the payments above required, or any of them, purctually with the days of the time limited therefor, or fail to keep any afterment hierarcontained, then the seller at his option shall have the tollowing rights 10 of detailer this contact and 1, and very day of the time limited therefor, or fail to keep any afterment hierarcontained, then adjusted the seller at his option shall have the tollowing rights 10 of detailer this contact and 1, and very the seller at his option shall have the tollowing rights 10 of the property of the interest thereon, in law of the property of the purchase of said protons and the said relief without any after the purchase of said protons and the said relief that the said relief without any after the purchase of said protons and the said relief that the said relief to the protons and the said relief to the protons of the purchase of said protons are said property as absolutely, buly and perty of the content and such payments had never been made; and in case the purchase of said property as absolutely, buly and perty of the content and such payments had never been made; and in case the fall of the said said the proventions and appurtment and therefore the fall disposals with all the improvements and appurtments. The buyer burker dates that believe the said said the

The buyer luther agrees that inclure by the seller at any time to require performance by the buyer of any provision bereet shall in no way e right hereinder to enforce the same, nor shall any waiver by said seller at any breach of any provision hereof he held to be a waiver of any ling breach of any such provision, or as a waiver of the provision itself.

ceeding breach or any such provision, or as a waiver of the provision treat.

In case suit or action is intilisted to loreclose this contract or to enforce any of the provisions hereof, the buyer affect to pay such sum as the line case suit or action is intilisted to loreclose this court may adjude examinable as actor-ey's fees to be allowed plaintiff in said suit or action and it as appeal is taken from any judgment or decree trial court may adjude examinable as claiming action or such that court, the buyer further promises to pay such sum as the appellate court shall nightly resumble as plaintiff's attorney's fees on such of such that court, the buyer further promises to pay such sum as the appellate court shall nightly resumble as plaintiff's attorney's fees on such out such that court, the buyer further promises to pay such sum as the appellate court.

In constraint this contract, it is understood that the seller or the buyer may be more than one person; that if the contest so requires, lie singuspoon shall be taken to mean and include the plural, the maxculine, the leminine and the neuter, and that generally all grammatical changes shall de, assumed and implied to make the provisions hereot apply equally to corporations and to included.

IN WITNESS WHEREOF, said porties have hereunto set their hands and soals in duplicate on this, the day indreas first above written. (SEAL)
Peter Pelinson (SEAL)
Wendell Gently (SEAL)
(SEAL)
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