Pioneer Wational

Title Insurance Company | REAL ESTATE CONTRACT

WASHINGTON TITLE DIVISION

THIS CONTRACT, stade and extered late this Will day of October, 1970

DOWALD M. RIBBINS, unmarried, and NORBERT KIEDROWSKI. Mirriad.

Bereinster called the "seller," and HARRY BISHOP and DOROTHY BISHOP, husband and wife.

hereinafter called the "purchaser,"

No do the

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following County, State of Washington: discribed real estate, with the appurtenances, in Skamania

The Mortheast quarter of the Southeast quarter of the Mortheast quarter of the Mortheast quarter of the Mortheast 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.

This terms and conditions of this contract are as follows: The purchase prior is One Thousand Seven - (\$ 1, 750.00---) Dollars, of which Hundred Fifty and no/100----ANGERO DE LA PROPOSITION DEPUBBLICA DE LA PROPOSITION DE LA PROPOSITION DE LA POSITION DE LA PROPOSITION DE LA PROPOSITI MNOAM SING MEASUREMENT PROPERTY MORE WALLEN COME the balance of said purchase price shall be paid as follows: ...) Dollars. -- (\$15.75---ه معمد است جنان مرده انسان برد برده مرد و برد آند انسان برد. Fifteen and 75/100--

or more at purchaser's option, on or before the 1st day of December - (\$ 15.75--Fifteen and 75/100--day of each succeeding calendar month until the balance of said 1st or more at purchaser's option, on or before the purchase price shall have been fully paid. The purchaser further sales to pay interest on the diminishing balance of said purchase price day of per cent per annum from the 1 st November 9% which interest shall be deducted from each installment payment and the balance of saci, payment applied in reduction of principal. All payments to be made hereunder shall be made at 2406 S.E. 8th Avenue, Camas, Washington or at such other place as the seller may direct in writing.

425

TRANSACTION EXCISE TAX

NOV 24 1970

Amount Paid 1.7.5 miles Carelle nania County Treasurer

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

(1) The purchaser assumts and agrees to pay before delinquency all taxes and assessments that may as between transfor and grantee hereafter become a lien on said real cutate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assurated 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 kine before delinquency.

(2) The purchaser agrees, until the purchase properties provided to the scale of the scale of

(3) The purchaser agrees that full in vection of real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller on the assigns of either be held to any covenant or agreement for alternations improvements or repairs unless the covenant or agreement realled on is contained herein or is in writing and estached to and made a part of this contract.

is writing and whached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the toking of said real estate or any part thereof for public use; and agrees that he such damage, destruction or taking shall thereon, and of the toking of said real estate or any part of said real estate is taken for public use; the portion of the condemnation award trainings after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase pites herein unless the saller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding of reasonable then of any improvements damaged by sich taking. In case of darange or destruction from a peril inserted against, the proceeds of such incurance remaining after payment of the passonable expense of producing the same shall be devoted to the restoration or rebuilding of such improvements within a grassonable time unless receive that said proceeds shall be paid to the seller for application on the two years price laters.

LWO YEARS of the date of closing, a pirchaser's policy of title insurance in standard form, or a commitment therefor, issued by Paleas National Trial measures Company, insuring the Cricians to the full amount of said purchase price agrees to deliver within a seller state as of the date of closing and containing my exceptions other than the following:

a. Printed general exceptions absently a said policy form:

a. Printed general except has appearing in said policy form;
b. Lions or encumbrances, which by the terms of this contract the purchaser is to secume, or as to which the conveyance hereunder is to be made subject; and is to be made subject; onu
Any arising contract of contracts (under which seller is purchasing cold ree! "Sate, and any mortgage or other obligation, which Any arising contract egrees to pay none of which for the purpose of this furigraph (5) shall be deemed defects in seller's title, saller by the contract egrees to pay none of which for the purpose of this furigraph (5) shall be deemed defects in seller's title. (4) If eather's rive to said and could be self-to an which by desirat my contracts as his prints is provided at 15 and marries are self-to sold of the self-to self-to sold of the self-to sel

deliver to perchaser a statement marrety during the control of the

Essements of recent.

(8) Unless a different date is provided for here, the purchaser shall be entitled to possession of said real introvide and to retain possession so long as purchaser is pel in default between The purchaser occuments to him the beliebong and	The second second
the business and is broken for using the business such 28 coursed to bossessor of say that entitle ex	date of classes
and to retain possession so long as parchaper is be, in default betweeter. The purchaser of vision to his o the hellding had	other impounds
ments on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate	Carrie 197
	TOU WAY THE SAL
services furnished to said real estate after the date purchaser is entitled to perseafor.	or other utility
SOLANCE APPLICACE OF SOME LESS EXISTS WITCH, FUE OFFIC DESCRIPTION IN CHILDREN, IN	

services furnished to said real estate after the date purchaser is entitled to porceasion.

(9) In case the purchaser fails to make any paymont herein provided x is multivain insurance, as herein required, the sailer may make such payment or effect such insurance, and any amounts so paid by the sales, inguines with interest at the rate of 1.09% per annum thorom from date of payment until reald, shall be repayable by purchaser on seller's decard, all without prejudice to any other right the seller night have by reason of such default.

(10) Time is of the casence of this contract, and it is agreed that in case the purchaser shell fall to comply with or perform any condition or agreement haveof or to make any symment required hereunder promptly at the time and in the manner benefit required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser have right to re-entry and take possession of the real estate; shall be fortified to the seller as liquidated diamagns; and the seller shall be constituted as a writer of any subsequent default.

Service upon purchaser of the procession of the real estate; and my waiver by the seller as liquidated diamagns; and the seller shall be constituted as a writer of any subsequent default.

Service upon purchaser of the contract property of the purchaser at his address less than may be made by United States Muid, postage pre-paid, return receipt requested, directed to the purchaser at his address less known to the seller.

(13) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to evide the real estate; and any covenant of this contract, including suit to evide the seller.

sume shall be included in any If the seller that bring a entered, the purchasir agrees the reasonable cost of search facluded in any judgment or o	judgment or decree entered in such as 2.5 min s judgment or decree entered in such as 2.5 mit to procure an adjudication of the termination to pay a reasonable sum as attorney's fees and all ling records to determine the condition of title at decree entered is such suit.	contract, including suit to collect any payment required all costs and impenses in connection with such suit, which of the purchaser's rights hereunder, and judgment is so costs and expenses in connection with such suit, and also the data such suit is commenced, which sums shall be
IN WITNESS WHEREC STATE OF WASHINGTON, County of Clark	OF, the parties hereto have executed this institute at the parties hereto have executed this institute at the parties of the p	t as of the date first representation above. (SEAL) (SEAL) (SEAL)
therein interior	dual S described in and who executed the within a sped the same as their free and official seal this 306 day of	october. 1970 Slence E Wolfe to and for the State of Washington,
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12 1453 453 A	STATE OF WASHINGTON SA COUNTY OF SKAMANIA SA I HEREBY CERTIFY THAT THE WITHIN	
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RECORDED: COMPARED	RECORDS OF RICAMANIA COUNTY, WASH	Fleet for Record at Requests of