



REAL ESTATE CONTRACT

(CORPORATE FORM A-1964)

THIS CONTRACT, made and entered into this 28th day of December, 1971

between HARDER LAND AND INVESTMENT, INC., A Washington Corporation

hereinafter called the "seller," and Robert F. Revoir and Darlene J. Revoir (husband and wife)

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the

following described real estate, with the appurtenances, in Skamania County, State of Washington:

A parcel of land in the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the county of Skamania, state of Washington, described as follows:

Beginning at the Northeast corner of the said Northeast quarter; thence South 01° 23' 50" West along the East line of said Northeast quarter 1074.70 feet; thence North 11° 12' 15" West 871.97 feet to the center of Burns Road; thence Northeast along the center line of said Burns Road to the North line of said Northeast quarter; thence South 88° 35' 38" East along said North line 266.76 feet to the point of beginning, containing 8.9 acres more or less.

The terms and conditions of this contract are as follows: The purchase price is

Five Thousand Six Hundred Dollars (\$ 5,600.00) Dollars, of which
Three Hundred fifty Four Dollars (\$ 354.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

or more at purchaser's option, on or before the First day of January, 1972, Fifty Six Dollars (\$ 56.00) Dollars,
and Fifty Six Dollars (\$ 56.00) Dollars,

or more at purchaser's option, on or before the First 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 at the rate of 8 per cent per annum from the First day of January, 1972, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at or at such other place as the seller may direct in writing.

3105 N.E. 124th Ave. Vancouver, Washington

This shall be a non-assumable contract that shall be paid in full on or before August 1, 1978. A \$5.00 late fee shall be assessed for any payment that is made ten days past due. It is mutually agreed and understood that a quit claim deed shall be placed in escrow made out from the purchaser to the seller. Said quit claim deed shall be exercised by escrow agency if purchaser becomes 73 days past due in his payments for property. It is also agreed that after the 60th day the seller shall give purchaser written notice by mail of his intent to exercise the quit claim deed.

As referred to in this contract, "date of closing" shall be Dec. 28, 1971.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract 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 purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said 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 or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to said 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 taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Security Title Insurance Company of Washington, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Rights to use of water from water source for domestic use and maintenance of water lines previously given. and those of record.

(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 illegal 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 fails 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 seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

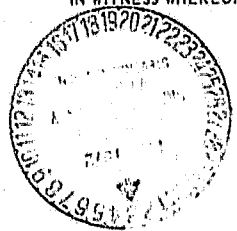
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-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 fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.



No. 1449
TRANSACTION EXCISE TAX
FEB 3 1972
Amount Paid \$66.56
Philip J. Harper
Skamania County Treasurer
By _____

Harper Land Investment Inc.
By _____ PRESIDENT
By _____ SECRETARY

STATE OF WASHINGTON,

County of Clark

On this 13th day of JANUARY 1972, personally appeared
and
to me known to be the PHILIP J. HARPER President and MELINDA E. HARPER Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed to the corporate seal of said corporation.

Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.



Philip M. Harrison
Notary Public in and for the State of Washington
residing at _____



SECURITY TITLE INSURANCE COMPANY
221 N. 1ST AVE. SEATTLE, WASHINGTON 98101

74404

Filed for Record at Request of

NAME _____
ADDRESS _____
CITY AND STATE _____

THIS SPACE RESERVED FOR RECORDER'S USE

FILED FOR RECORD IN 63
COUNTY OF CLARK
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS FILED BY
Philip J. Harper & Melinda E. Harper
OF 6305 2nd Avenue, Seattle WA 98122
AT 11:00 A.M. FEB 3 1972
WAS NOTED BY ME
OF MEET OF 7212
NOTARY PUBLIC, WASH.
Philip M. Harrison
NOTARY PUBLIC