between

REAL ESTATE CONTRACT

For Unimproved Property

day of 5th THIS CONTRACT, made this

February, 1972, hereinafter called the "seller" and

DONALD S. WHITE and LEATRICE V. WHITE, husband and wife,

hereinafter called the "purchaser,"

REVERE B. LaZELLE and GLENNA LaZELLE, husband and wife, with to the purchases and the purchaser agrees to purchase of the WITNESSETH: The seller agrees to sell to the purchases and the purchaser agrees to purchase of the

seller the following described real estate with the appurtenances, silvate in Skamania

Lots 5 and 6 of B1 Two of EVERGREEN CRES according to the official plat thereof on file and of record at page 142 of Book A of Plats, Records of Skammia County Washington.

Free of incumbrances, except.

None.

Four Thousand and no/100ths On the following terms and fonditions: The purchase price is 4,000.00) dollars, of which (\$ 1,000.00) 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 balance of the purchase price in the sum of Three Thousand and no/100ths (\$3,000.00) Dollars in monthly installments of Twenty-five and no/100ths (\$25,00) Bollars, or more, commencing on the 10th day of May, 1972, and on the 10th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of eight per-cent (%) per annum from April 10, 1972, computed upon the monthly balances of the unpaid surchase price, and shall be applied first to interest and then to principal. The purchasers reserve the right at any time they are not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest then due. plus interest then due.

TRANSACTION EXCISE TAX

Amount Paid 4038 Skomania County Treasurer

Thinesisately.

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 my which may, as between granter 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 full to pay before delinquency any such taxes or assessments, the delire 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 amount until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumed ill 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 all syment on account of the purchase price, less any sums which the seller may be required to expend in procuping such moneys.

If seller's title to said real satate is subject to an existing contract or contracts under which seller is to pay, seller agrees to is purchasing said real citate, or any mortgage of other obligation, which seller is to pay, seller agrees to make such payments in accordance with the to, as thereof, and upon default, the purchaser shall have the right to make any sayments necessary to remove the default, and any payments so made shall be the right to make any sayments necessary to remove the contract, applied to the cayments payments of the cayments prein, to execute and The seller agrees, upon full compliance by the purchaser with his agreements prein, to execute and

deliver to the purchaser of 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 insurence Company standard forth 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 plate, be subject.

Time is of the estance hereof, and in the event the purchaser shall fail to comply will or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declave all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made his named and improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller hall 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 tide for the purpose of such action, together with all costs and a reasonable attorney's fee.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and fermination 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.

In Witness Whereof the parties have signed and scaled this contract the day and year first above written.

State State



STATE OF WASHINGTON.

County of Slamania

On this day personally appeared before me JOHALU S. WHITE and LEATRICE V. WHITE,

husbane and wife,

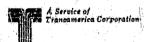
to me known to be the individual a described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as they'r free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

fifth day of Fabruary, 1972,

Notary Public of and for the State of Washington, residing at Stevenson therein.

Transamerica Title Insurance Co



Filed for Record at Request of

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