

74447

BOOK 63 PAGE 270

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REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 17th day of February, 1972, between
 MAYNARD A. COMPER and LILLIAN V. COMPER, hereinafter called the "seller" and
 husband and wife, hereinafter called the "purchaser,"
 GARY N. MORRIS, a single man,

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

The Northeast Quarter of the Northeast Quarter of the Northeast Quarter
 (NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 19, Township 2 North, Range 5 E. W. M., said
 tract containing 10 acres, more or less;

TOGETHER WITH an easement and right of way 30 feet in width for an access
 road over and across the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$
 of the said Section 19 connecting with County Road No. 1108 designated as
 the Skyu-Shields Road.

Free of incumbrances, except:

NONE.

1176

No. _____
 TRANSACTION EXCISE TAX

FEB 22 1972

Amount Paid: \$ 6,500.00
 By: *M. A. Comper, L. V. Comper, G. N. Morris*
 Skamania County Treasurer
 By: *J. D. Kelly*

On the following terms and conditions: The purchase price is Six Thousand Five Hundred and
 no/100 - - - - - (\$ 6,500.00) dollars, of which
 One Thousand and no/100 - - - - - (\$ 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 purchaser agrees to pay the balance of the purchase price in the sum of
 Five Thousand Five Hundred and no/100 (\$5,500.00) Dollars in monthly install-
 ments of Fifty and no/100 (\$50.00) Dollars, or more, for 12 consecutive months
 commencing on the 17th day of March, 1972, to and including the installment
 due February 17, 1973, and thereafter in monthly installments of Seventy-five
 and no/100 (\$75.00) Dollars, or more, commencing on the 17th day of March,
 1973, and on the 17th 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 six per-
 cent (6%) per annum computed upon the monthly balances of the unpaid pur-
 chase price, and shall be applied first to interest and then to principal.
 The purchaser reserves the right at any time he is 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.

The purchaser may enter into possession February 17, 1972.

The property has been carefully inspected by the purchaser, and no agreements or representations per-
 taining 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
 any which may, as between grantor 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 fail to pay before delinquency any
 such taxes or assessments, the seller 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 annum until paid, without
 prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all 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 a payment on account of the purchase price, less any sums which the seller may be
 required to expend in procuring such moneys.

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.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a **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.

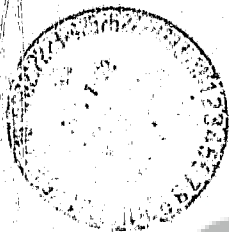
The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid **the purchase price in full** insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall 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 title 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 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.

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

Maynard A. Compber (Seal)
Lillian V. Compber (Seal)
Dary Norman Morris (Seal)
 (Seal)



STATE OF WASHINGTON, }
 County of Skamania }

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 22nd day of February, 1972, personally appeared before me

MAYNARD A. COMPBER and LILLIAN V. COMPBER, husband and wife,
 to me known to be the individual(s) described and who executed the foregoing instrument, and acknowledged that they

signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Chuk J. Salomon
 Notary Public in and for the state of Washington,
 residing at Stevenson therein.

Transamerica Title Insurance Co

TF A Service of
 Transamerica Corporation

Filed for Record at Request of

Name

Address

City and State

RECORDED	INDEXED
FILED	FILED
FEB 22 1972	
COUNTY OF SKAMANIA	

74417

THIS SPACE RESERVED FOR RECORDER'S USE COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF <u>SALE</u> FILED BY	
OF <u>Chuk J. Salomon</u>	
AT <u>10.15</u> on <u>Feb 22</u> 1972	
WAS RECEIVED BY DEPT. <u>63</u>	
OF <u>Recd</u> BY <u>2201</u>	
A COUNTY OF SKAMANIA, WASH.	
<u>Chuk J. Salomon</u>	
COUNTY AUDITOR	