70/131

Willow L. Tracy and Mary Ellon E. Tracy, husband preinafter celled the seller, and Arrive Anderson husband and wife , hereinafter celled the buyer,

WITNESSETH: That in consideration of the mutual covenants hereif contained, the seller agrees to will unto the buyer and the buyer success to purchase from the seller all of the following described lands and promises situated in the County of Skamania and State of Vashington to-wit:

The South one-half of the North one-half of the South one-half of the Southeast quartor of the Southeast quartor (Sh of Nh of Sh of SEN of SEN) and the South one-half of the South cast quarter of the South East quarter (Sh of Sh of the SEN of the SEN) All in Section 17, Township 3, North - Range 10 E.W.M. (Approximately 15 acres).

Subject to easements and right of way for public roads over and across the above described real property,

Seller reserves an ensement 40 feet in width for road purposes near the fast bourdary of the stove described land, such easurent being appartement to the remaining portion of the property retained by Suller It is agreed and understood that no timber or trees are to be removed or destroyed on or from these premises until the contract has been paid in full.

for the sum of Eight THOUSAND ONE HUNDRED & NO/100 Dollars (\$ 8.100.00), he consister called the purchase price, of which \$ 200,000 has been paid at the time of the execution hereof, the receipt whereof hereby is acknowledged by the seller; the huyer agrees to pay the balance of said purchase price to the order of the seller at the times and in the amounts as iclievs, to-wit:

The balance of \$7,400.00 to be paid at the rate of \$75.00 per month, with the first payment to be made on the 7th day of August, 1968, and a like payment of \$75.00 on the 7th day of each month thereafter until the entire balance, including principal and interest, has been paid.

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All of said purchase price may be paid at any time; all of the said deferred payments and beautifully at the rare of Seven per cent per annum from this determined payments and beautifully. terest at the race of seven per cent per annum from this date until paid, god mis form'y bespect menthly and * | 300000000 the minimum regular payments above required. Taxes on said premises for the current fiscal year shall be pro-rated between the parties hereto as of the date of this contract.

The buyer shall be enisted to possession of said lands on

the land in default under since terms hereof. The buyer agrees that at all times he will keep the buildings on said premies, now or hereafter entered in good condition and established will not suffer on permit any waite or strip thereof; that he will keep said premies free from mechanics and other liens and save the selles to help the selles for all costs and attracted by him in deleticling adjust say such inner that he will pay all these hereoff and temburse selles for all costs and attracted by him in deleticling adjust say such inner that he will pay all these hereoff the selles for all costs and attracted by him in deleticling adjust say such inner that he will pay all these hereoff the selles of the

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excepting all liens and encumbrances crusted by the buyer or awigns.

It is not be essence of the contract, and in case his buyer shall fall to make the payments above tradition, or any of them, punctually within ten days of the time limited therefor, or fall to see any agreement herein contained, then the seller at his option shall have the following cristians; (1) to declare this contract and and void, (2) to declare this contract has a seller at his option shall have the following once due and payable and/or (3) to ineclose this contract by suit in equity, and in shall be a higher price with the interest thereon at any and all other rights are against the seller-herander shall utterly tense and determine and the right to the pursual substract created or then estimated and all other rights are against the seller-herander shall utterly tense and determine and the right to the pursual states of the seller at the seller at the seller at the seller without any right of the recorder shall revert by and revert in said seller without any part of re-entry, or any other act of acts that the seller and without any right of the pursuant and such property and on this contract are to be retained by and belong to said seller as the agreed and entant, and in case of such detail, shall have the right immediately, or any time threatier, to enter upon the or on the detail of such details.

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IN WITNESS WHEREOF, said parties have be reunto set their hands and seals in duplicate on this, the day and year first above written.

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The belance of \$7,400.00 to be paid at the rate of \$75.00 per month, with the first payment to be made on the 7th day of August, 1968, and a like payment of \$75.00 on the 78 day of each month thereafter until the entire balance, including principal and interest, has been paid. WILL THE EXCENT TAX JUL 2/6 1968 All of said purchase price may be paid at any time; all of the said deferred payments and beautiful. terest at the rate of #9ven per cent per annum from this date until paid, gaid miles of the perit monthly and * | Section of the minimum regular payments above required. Taxes on said premises for the current fiscal year shall be pro-rated between the parties hereto as of the date of this contract, The buyer stall be entitled to possession of said lands on 19 and may retain such possession so lone as not in default under the terms hereof. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter exected, in 600 in condition and repair and will not suffer or permit any waste or stip, thereof; that he will keep paid premises free from mechanics and all other including their three steepers of the costs and attorned by him in detending adainst any such limit that he will a the state hereafter ferried against and property, as will as all waster premise, public charges and municipal liens which hereafter the limit that he will be the state of the in a company or companies satisfactory to the seller, with loss payable to the seller as his interest may appear and all solicion of insurance to be delivered to the seller as abort as insured. Now it the buyer shall full to pay any such form, costs, water rents, tures, or chalgefor to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the delivered by this contract and shall bear interest at the rate alterested, without weiver, however, oil any right arising to the seller low buyers breach of contract.

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