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Title Linguage of Contract Willy LESTATE CONTRACT

THE PROPERTY OF THE PROPERTY I

THE CLATTRACT, much and extend into this 27th day of June, 1972

betweek R. L. Swanberg and Ruby P. Swanberg, husband and wife *; and J. H. Swanberg and Elma L. Swanberg, husband and wife *; * on 2-21-51 ded data of imacquiring title, and all times since

Orman James Nelson and Wing Ae Nelson, 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 County, State of Washington: described real estate, with the appurtenances, in skamania

The Southwest quarter of the Southwest quarter (SW4 SW4) of Section 15, Township 7 North, Range & East of the Willamette Meridian.

The terms and conditions of this contract are as follows: The purchase price is Eight Thousand and no/100
(\$ 5,000.00) Dollars, of which Charling Thousand Five Hundred and no/100
(\$ 5,000.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: One Thousand Two Hundred and no/100- - - - - - - (\$ 1,200.00 day of Jul; or more at purchaser's option, on or before the 15t and One Thousand Two Hundred and no 100- - (\$ 1,230.00) Dollars, or more at purchaser's option, on or before the July 1 day of each succeeding calendar worth 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 7 1/2 per cent per annula from the 1st day of Tuly wild the rate of 1 1 2 per cent per annula from the 1st day of Tuly and the per wild the state of the Point William Property and the state of the Point William Property and William Branch Property and the state of the Point William Property and William Prope All payments to be made hereunder shall be made at or at such other place as the seller may direct in writing.

Contract balance to be paid in full on or belove rive rears from date of closing

TRANSACTION EXCISE TAX

JUN 28 1972 Amount Paid 80 mildred I Waynell in Skamania County Treasurer

11) The purchaser assumes and agrees to pay before delinquency at taxes and assessments that may as between grantor and grantee hereafter become a lieu on said real estate; and if by the terms of the contract the purchaser has assumed payment of cry mortage, created or other encum? ance, or has assumed payment of or agreed to create the contract of the purchaser assessments now a lieu on said real estate; the purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate (a). 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 wholetorm is a company acceptable to the seller and for insured to the actual, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The prachaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall ... old to any coverant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any coverant or agreement for alterations, improvements or repairs unless the coverant or agreement relied on is contained herein w. is in writing and attached to and made a part of this contract.

in writing and attached 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 taking of said real estate or any part of said real estate or any part of said real estate or public use, and agrees that no such damage, destruction or taking shall remainted a nature 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 neuring the same shall be paid to the selfer and applied as payment on the purchase rich herein unless the soller elects to allow the purchaser to apply all or a portion of tach condemnation award to the redunding or restoration of any increasements damaged by said taking. It case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable takes, or procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable time, unless purchases elects that said protects shall be paid to the seller for application on the purchase pairs of the sale payment of the payment of the sale payment of the content of the sale payment of the payment of the sale payment of the payment of the sale paymen

(3) The seller has delivered, or arrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard fount, or a commitment therefor, issued by Francia or Francia Courses, insuring the purchaser to the full amount of standard fount, or a commitment therefor, issued by Francia Courses, insuring the purchaser to the full amount of standard price against loss or damage by reason of defect as seller's title to said real islate as of the date of closing and containing no exceptions other than the following:

Printed general exceptions appearing in said policy form;

b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to re made subject; and

is to be made subject; and

An existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which have existing contract or contracts under which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

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

(7) The seller agrees, upon receiving tull r. (7) is not the purchase price and interest in the manner above specified, to execute and

deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except may take for public use, free of encumbrances except may take the following: deed to said real estate, excepting any part thereof hereafter

(9) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and or 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 for pay all service, installation or construction charges for water, sewer, electricity, garbane or other utility services furnished to said real estate after the date perchaser 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 such payment or effect such insurance, and any arraounts 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 action of such default.

(10) That is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any elect to declare all the purchaser's rights het ender terminated, and upon his doing so, all payments rade by the purchaser's rights he real evalue shall be inercipled to the seller and all improvements placed upon the real evalue shall be inercipled to the seller and take postession of the real evalue; and no waive, by the seller of any idealult on the part of the purchaser shall be construed as a waiver of any subsequent default.

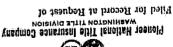
Service upon purchaser of any subsequent defau

included in any judgment or decree entered in such	ı suic.	· A. B.		
IN WITNESS WHEREOF, the parties here	s butte executed thi	s instrument ns of the	date first written above.	
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Orman James Melson	-	Truby p	Swanberg	(FEAL)
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STATE OF WASHINGTON,	11.	E I I I	' PARTIMETA	-1
County of Clark				
On this day personally appeared before me to me known to be the individual 31 described in	R. L. SW Swanberg and who executed	anbery and land Eland El	Ruby P. Swanbe Swanberg ing instrument, and adm	ery and J. H.
almost the community	rheir	free and volu	ntary act and deed, for	the uses and purposes
therein mentioned.	-11G-L-A			
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STATE OF WA	SHINGTON L CIL	1		



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