



No. 100
TRANSACTION EXCISE
JUN 30 1972
Amount Paid 65.00
Michael D. Marshall
Skamania County Treasurer
By _____

7. Any existing contract or contracts under which seller is, purchases or may purchase, and any mortgages or other obligations, 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.

(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 person other than the seller, and subject to the following:

(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 in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit wash and nor 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.



WASHINGTON,
County of CLARK

William H Ward (SEAL)
Mary Wise Ward (SEAL)
George V. Amundson (SEAL)
Anita R. Amundson (SEAL)

On this day personally appeared before me William H Ward, Mary Wise Ward, George V Amundson
and Anita R Amundson
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that
they signed the same as their
for the purposes and uses herein mentioned.



GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 3

day of

June, 1972

Steven H. Mosness
Notary Public in and for the State of Washington

residing at Canby

74969



SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON
1100 SECOND AVENUE, SEATTLE, WASHINGTON 98101

Filed for Record at Request of

NAME _____
ADDRESS _____
CITY AND STATE _____

REGISTERED E
INDEXED: DIR. E
INDIRECT: E
RECORDED: E
COMPARED E
MAILED 7/1/72

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OR WRITING FILED BY
B. J. Amundson
OR Steven H. Mosness
AT 11:30 A.M. July 1, 1972
WAS RECORDED IN BOOK 64
AT PAGE 288
RECORDS OF SKAMANIA COUNTY, WASH.
W. H. Mosness
COUNTY AUDITOR