75269 BOOK 64 PAGE [illegible]

REAL ESTATE CONTRACT

FOR AND IN CONSIDERATION of the premises hereinafter set out, (1) Joyce G. Moore (of [illegible])

hereinafter called the seller agrees to sell and Ronald Cummings and Charlotte Cummings husband and wife hereinafter called the buyer, agrees to buy the following described real estate, situate in the County of Skamania, State of Washington, more particularly described as follows, to-wit:

Beginning at a point 300' South and 209' East from the NW corner of the NW of the NW of Section 30 T2N R5E Skamania County, Washington, Thence South [illegible], Thence East 209' to the West line of the NW of said Section 30, Thence South 207.85', Thence East 679', Thence North 634.15', Thence West 470' to the point of beginning, consisting of ten acres more or less.

for the sum of Eight Thousand and NO/100 ($8,000.00) Dollars,
One Thousand and NO/100 ($1,000.00) Dollars,
of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged. No. 1550

TRANSACTION EXCISE TAX
SEP 20 1972
Amount Paid $[illegible]
Skamania County Treasurer
By [illegible] Deputy

and Balance of Seven Thousand and NO/100 ($7,000.00) Dollars,
with interest at the rate of 7 per cent per annum, as follows: Beginning on the 1st day of June 19[illegible], and on the same day in each and every month thereafter the sum of $71.00 or more including interest on principal remaining unpaid on said day, and the balance on 1st day of each month thereafter until all principal and interest have been paid.
With the exception that all interest shall be amortized by July 1983.
land [illegible] (Wa) C.C.

And the buyer hereby agrees to reasonably pay all taxes and assessments which may be hereafter imposed on said premises, [illegible]

And in the event that the buyer shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the time of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

When the vendor [illegible] has [illegible] fulfilled all the conditions of this contract a good and sufficient Warranty Deed shall be executed on the part of the vendor [illegible] and a complete abstract of title to said property, or at the option of the vendor [illegible] a contract of title insurance by a responsible title insurance company in favor of the vendee [illegible] shall be procured at the expense of the vendor [illegible] and delivered to the vendee [illegible].

No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing attached hereto and approved by the seller, and any such assignment shall render this contract void at the option of the seller.

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this [illegible] day of June 19[illegible]

SEP 1972
RECEIVED
SKAMANIA COUNTY
AUDITOR
STEVENSON, WASH.

Seller: Joyce G. Moore

Buyer: Ronald Cummings, Charlotte Cummings

Notary Public for Oregon. Commission expires 3-5-74

This form is a revised edition of the form [illegible] Bar Association Form No. 816.

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