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## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 25th day of August, 1972,  
between LESTER C. BAUSCH and PEARL M. BAUSCH, husband and wife,  
hereinafter called the "seller," and GRAYDON B. HALLOCK and AVIS E. HALLOCK, 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 described real estate, with the appurtenances, in Skamania County, State of Washington:

A tract of land in the Jos. Robbins D. L. C. in Section 27, Township 3 North, Range 8 E. W. M., more particularly described as follows:

Beginning at the northwest corner of the Robbins D. L. C. aforesaid; thence east 20 chains; thence south 20 chains; thence west 20 chains; thence north 20 chains to the point of beginning;

EXCEPT that portion thereof lying northerly of County Road No. 3036 designated as the Barge Road.

The terms and conditions of this contract are as follows: The purchase price is Twenty-eight Thousand and no/100 (\$ 20,000.00 ) Dollars, of which one Thousand Five Hundred and no/100 (\$ 1,500.00 ) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchaser agrees to pay the balance of the purchase price in the sum of Twenty-one Thousand Five Hundred and no/100 (\$16,500.00) Dollars in monthly installments of Three Hundred and no/100 (\$300.00) Dollars, or more, commencing on the 25th day of September, 1972, and on the 25th day of each and every month thereafter for thirty-nine (39) consecutive months to and including the installment due December 25, 1975, and thereafter in monthly installment of Two Hundred and no/100 (\$200.00) Dollars, or more, commencing on the 25th day of January, 1976, and on the 25th 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 seven and one-half per cent (7 1/2%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchaser reserves the right at any time they are 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. This contract shall not be assigned without the express written consent of the sellers, and any purported assignment thereof without such consent shall be null and void.

All payments to be made hereunder shall be made at Route 3, Box 1400, Hood River, Oregon 97031 or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be August 25, 1972.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured for the actual cash value thereof against loss or damage by fire and windstorm in a company acceptable to the seller and for the seller's benefit, and his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his agents shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the agents of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is 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 thereof for public use, and agrees that no such damage, destruction or taking shall constitute a failure 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 expense of procuring the same shall be paid to the seller and applied as payment on the purchase price. In case the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking, in 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 improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller shall deliver, or agrees to deliver within 5 days of the date of closing, a purchase policy of title insurance in standard form, or a commitment therefor, issued by Transamerica Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. 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 be made subject; and
- c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, 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.

(6) 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.

(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 part thereof taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

1. Easements and rights of way for County Road No. 3036 designated as the Berge Road; and
2. General taxes for 1972 which are to be pro-rated between the parties as of August 25, 1972.

(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 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 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 from date of payment until paid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of said 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 foreclosure 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 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.

No. 1608  
TRANSACTION EXCISE TAX  
OCT 10 1972  
Amount Paid 280.00

STATE OF WASHINGTON  
Skamania County Treasurer  
County of Skamania By \_\_\_\_\_

On this day personally appeared before me LESTER C. BAUSCH and PAUL M. BAUSCH, husband and wife, 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 free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of September, 1972.

Notary Public in and for the State of Washington,

residing at \_\_\_\_\_ Stevenson therein.

Transamerica Title Insurance Co



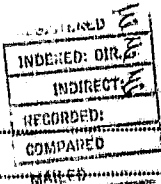
A Service of Transamerica Corporation

Filed for Record at Request of

Name \_\_\_\_\_

Address \_\_\_\_\_

City and State \_\_\_\_\_



15379  
STATE OF WASHINGTON  
COUNTY OF SKAMANIA  
THIS SPACE RESERVED FOR RECORDER'S USE.  
THE CITY CLERK THAT THE WITHIN  
INSTRUMENT OF RECORD, FILED BY  
OF \_\_\_\_\_  
AT 11:00 A.M. Oct 10 1972  
WAS RECORDED IN BOOK 64  
PAGE 100  
COUNTY CLERK  
E. Dugan