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75894 REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this, A day of Section 1

betsitaen

CHARLES F. WALLACH and CORRINE J. WALLACE, husband and "self-" and white,

Lavelle SHORT, unmarried

hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of that

seller the following described real estate with the appurtenances, situate in SKAMANIA Washington:

Courage,

Lot 3 of WASHOUGAL SUMMER HOME TRACTS in the Southwest Quarter of the Southeast Quarter (SW4 of SE4) of Section 31, Township 2 North, Range 5, East of the Willamette Meridian, according to the official plat thereof on file and of record at page 78 of Book A of Plats, records of Skamania (3000) Washington.

Free of incumbrances, execut.

It is agreed between the parties that purchaser shall not cut any timber on the above described premises, except timber necessary to construct and/or improve roadway and to improve the property immediately abutting upon the river.

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The purchaser may enter into possession upon execution of contract.

The property has been carefully inspected by the purchaser, and no agreements the representations pertaining thereto, or to this transaction, have been made, save such as are stated hereign.

The purchaser agrees: to pay before deliminately all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before deliminately assuch taxes or assessments, the seller may ray them, and the amounts so paid shall be decreed part of the purchase price and he payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

which may have been condemned, free of incumbrances except those above mentioned, and any this way accrue hereafter through is y person other than the seller.

The seller agrees to furnish a Puget Sound Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid down property of \$1,500.00.

Insuring the title to said property with liability the came as the above purchase price, free from incurance except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fall to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the translation of the purchaser's rights hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the tike for the purpose of such action, together with all costs and a reasonable attorney's fee. Purchasers thall be entitled to notice of the contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and were first above written.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Chule F. Wallan	(Scal)
Consider Sellers	(Seal)
Fellers	(Seal)
The state of the s	(Sen)
urchaser T	(Seal)

STATE OF WASHINGTON, County of Clark Lithe undersigned, a notary pr	s. olic in and for the state of Washin	igton, hereby certify that on this/_	<u></u>
to me known to be the individual S	allace and Corring	of J. Wallace foregoing incorporat, and acknowledged to addestrict the uses and purposes therein	they
		residing at Vancouver.	1700 TO 1000 T
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