

Pioneer National
Title Insurance Company

WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 3rd day of October, 1972
between RUTH M. SMITH, as her sole and separate property

hereinafter called the "seller," and D. LEE ELLISON and JOAN D. ELLISON, 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:

Beginning at a point 660 feet south of the northeast corner of the West Half of the Northeast Quarter of Section 20, Township 3 North, Range 8 east, W. M.; thence west 448 feet; thence north 313 feet; thence east 448 feet; thence south 313 feet to the point NE beginning;

EXCEPT right of way granted to the State of Washington for Secondary State Highway No. 8-C.

1632
TRANSACTION EXCISE TAX

OCT 27 1972

Amount Paid \$150.00
Skamania County Treasurer

The terms and conditions of this contract are as follows: The purchase price is FIFTEEN THOUSAND

THREE THOUSAND-----\$15,000.00) Dollars, of which
-----\$3,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: The balance of \$12,000 shall be paid at the rate of \$100 or more, including interest on deferred balances at 6% per annum, commencing on or before October 10, 1972, and continuing on or before the tenth day of each month thereafter until the entire amount of principal and interest shall have been paid in full. The purchaser shall have the privilege of paying a larger sum or the entire balance of principal and interest due at any time without prejudice or penalty.

Purchaser agrees to keep the said premises at all times in as good condition as same now are; to make no alterations on nor remove any of the buildings or other improvements on the premises without the written consent of the seller, and any and all improvements now or hereafter made to or placed upon said premises shall become a part thereof and shall not be removed; nor permit waste, destruction or damage on the premises.

All payments to be made hereunder shall be made at Columbia Gorge Bank, Bingen, Washington or at such other place as the seller may direct in writing.
As referred to in this contract, "date of closing" shall be date of contract

(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 to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as 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 assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns 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 expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless 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 has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, which shall insure 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:

- Printed general exceptions appearing in said policy to/w;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or to which the conveyance hereunder is to be made subject; and
- 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 any 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 the 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 hereafter taken for public use, free of encumbrances except any that may exist after date of closing through any person other than the seller, and subject to the following: Easements and rights of way of record.

*In the event of breach of any covenant hereof by purchaser remaining uncorrected for more than 60 days, seller may, at seller's option, declare the entire balance of purchase price, including accrued interest, due and payable.

**If seller incurs any legal expenses in connection with enforcement of the terms of this contract prior to commencement of suit, the purchaser agrees to pay costs, including reasonable attorney's fees.

(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 heretofore 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 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 sum 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.

CALIFORNIA
STATE OF WASHINGTON

County of Siskiyou

On this day personally appeared before me RUTH M. SMITH

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of October, 1972.

NOTARY PUBLIC
C. SEE
CALIFORNIA

Notary Public in and for the State of Washington, California

residing at Montague, Calif.

75446

REGISTERED ☒
INDEXED: DIR. ☒
INDIRECT ☒
RECORDED ☒
COMPARED ☒
FILED ☒

THIS SPACE RESERVED FOR RECORDERS USE

RECEIVED
SKAMANIA COUNTY
AUDITOR
OCT 27 1972

THIS SPACE RESERVED FOR RECORDERS USE

White Salmon, Wash. 98672
P. O. Box 1148
Attorney at Law
TO Ted Kolbaba

Pioneer National Title Insurance Company
Washington Title Division
Filed for Record at Request of

