

FORM A-1964

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 10th day of October, 1972,
 between JERRY R. RANDALL and LOU ANN RANDALL, husband and wife,
 hereinafter called the "seller," and DANNIE G. TRUELOVE and CYNTHIA D. TRUELOVE, 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 on the southerly line of the Evergreen Highway south 1,257 feet and west 36.93 feet from the corner common to Sections 15, 16, 21 and 22 of Township 2 North, Range 7 E. W. M.; thence south 09° west 160 feet; thence south 81° east 950 feet to the initial point of the tract hereby described; thence north 81° west 80 feet; thence south 09° west 80 feet, more or less, to intersection with the northerly line of the Spokane, Portland and Seattle Railway Company's right of way; thence in an easterly direction following the northerly line of said right of way to a point south 09° west from the initial point; thence north 09° east 55 feet, more or less, to the initial point; said tract being designated as Lot 2 and the easterly 30 feet of Lot 3 of Block Eight of the unrecorded plat of the Town of North Bonnaville, Washington.

The terms and conditions of this contract are as follows: The purchase price is Three Thousand Nine Hundred and no/100ths - - - - - (\$ 3,900.00) Dollars, of which Two Hundred and no/100ths - - - - - (\$ 200.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Three Thousand Seven Hundred and no/100ths (\$3,700.00) Dollars in monthly installments of Forty and no/100ths (\$40.00) Dollars, or more, commencing on the 10th day of November, 1972, and on the 10th 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 six per-cent (6%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchasers reserve 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 P. O. Box 466, North Bonneville, Washington 98639.
 or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be October 10, 1972.

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

(2) The purchaser agrees, until the purchase price is paid in full, to insure and hereafter place on said real estate insured to the actual cash value thereof against loss or damage by fire and theft with a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate by or on behalf of the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon and 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.

(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 agrees to deliver to the purchaser a copy of the title insurance policy of title insurance in standard form, or a commitment therefor, issued by Trans-America 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:

- Printed general exceptions appearing in said policy form;
- 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
- 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 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 heretofore 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:

The effect, if any, of the municipal ordinances of the Town of North Bonnaville, Washington.

(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 as 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, taxation 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 until 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 on of the date first written above.

No. 1690 Jerry R. Randall (SEAL)

TRANSACTION EXCISE TAX Lou Ann Randall (SEAL)

NOV 28 1972 Dannie D. Trueblood (SEAL)

STATE OF WASHINGTON, Amount Paid Cynthia P. Trueblood (SEAL)

County of Skamania By Michael D. Randall
Skamania County Treasurer

On this day personally appeared before me JERRY R. RANDALL and LOU ANN RANDALL, husband and wife,

to me known to be the individual(s) 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 27th day of November 1972.

Robert K. Salomon
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

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR	<input checked="" type="checkbox"/>
INDIRECT	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>

75556

STATE OF WASHINGTON
COUNTY OF SKAMANIA
RECORDERS USE

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WHITING, FILED BY
12 J. Salomon
OF Stevenson, WA
AT 10:00 A.M. Nov 25, 1972
WAS RECORDED IN BOOK 64
OF Record AT PAGE 771-2
RECORDS OF SKAMANIA COUNTY, WASH.
RP Salomon
County Auditor