

DOLLARS (\$400.00) shall be paid down, receipt of which is hereby acknowledged; the balance thereafter, to wit, the sum of ELEVEN HUNDRED DOLLARS (\$1100.00) shall be payable as follows: the sum of FORTY DOLLARS (\$40.00) per month including interest at six percent (6%) per annum on the unpaid monthly deferred balances, commencing on the 15th day of June, 1972, and each and every month thereafter until the entire balance of principal and interest shall have been paid in full, all payments herein to bear interest at the rate of six percent (6%) per annum computed from date hereof on said principal balance of \$1100.00.

Sellers herein grant the purchasers the right to accelerate any payments of the principal or interest hereunder.

Purchasers shall be entitled to immediate possession of the premises.

Sellers agree on the payment of said purchase price in the manner hereinbefore specified, they will deliver to the purchasers a good and sufficient warranty deed of said described premises.

It is hereby understood and agreed that any improvements made unto said premises by the purchasers shall become the property of the sellers in the event of default by purchasers; and any improvements made by purchasers shall constitute fixtures and shall not be removed in event of default.

This contract shall not be assignable by the purchasers without the consent of the sellers in writing and attached hereto.

Purchasers agree to pay before delinquency all taxes and assessments that as may between purchasers and so on hereafter become a lien on said premises.

The purchasers shall assume all hazards or damage to or destruction of any improvements now on said land or hereafter to be placed thereon and of the taking of said premises or any part thereof for public use.

Section 20, thence south of the SW 1/4 of the said Section 20 a distance of 10 rods; thence south at right angles to the north line of the SW 1/4 of the said Section 20 a distance of 40 rods; thence west parallel to the north line of the SW 1/4 of the said Section 20 a distance of 8 rods; thence north parallel to the west line of the SW 1/4 of the said Section 20 a distance of 40 rods to intersection with the southline of the said Section 20; thence west along the south line of the said Section 20 to the initial point.

The terms and conditions of this contract are as follows:

The total purchase price shall be the sum of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) of which the sum of FOUR HUNDRED

- 1 -

BOOK 64 PAGE 916

time is of the essence of this contract. In case the purchasers shall fail to make any payment of the said purchase price promptly at the time the same shall become due as hereinbefore provided or promptly to perform any covenant or agreement aforesaid, the sellers may elect to declare forfeiture and cancellation of this contract; and upon such election being made, all rights of the purchasers hereunder shall be retained by the sellers in liquidation of all charges sustained by reason of such failure. Service of all demands, notices or other papers with respect to such declaration of forfeiture and cancellation may be made by registered mail at the following address, to wit:

Woodburn, Oregon

or at such other address as the purchasers will indicate to the sellers in writing.

The purchasers agree that full inspection of the described premises has been made and that neither the sellers or assigns shall be held to any covenant respecting the conditions of any improvements on said premises nor to any agreement for alterations, improvements or repairs unless the covenant to be relied upon be in writing and attached to and made a part of this contract as hereinbefore provided.

In case the purchasers shall fail to make any payment hereinbefore provided by the purchasers to be made, the sellers may make such payment and any amount so paid by the sellers, together with interest thereon from the date of payment until repaid at the rate of six percent (6%) per annum shall be repayable by the purchasers on demand without prejudice to any other right the sellers might have by reason of such default.

In the event that action or suit be brought in the contract by the sellers against the purchasers to enforce any covenant or for recovery of installment or otherwise, the purchasers shall be bound to pay all costs of court and such fees as the

assessments that may be between purchasers and sellers hereafter become a lien on said premises.

The purchasers shall assume all hazards or damage to or destruction of any improvements now on said land or hereafter to be placed thereon and of the taking of said premises or any part thereof for public use.

- 2 -

BOOK 64 PAGE 917

This indenture shall be binding on the heirs, assigns, successors and personal representatives of the parties hereto as if they were made a party hereof.

IN WITNESS WHEREOF, we the undersigned, have hereunto set our hands and seals the day and year first above written.

Martin O. Grove Byron D. Richardson

Ethel J. Grove Pearlie Richardson
SELLERS PURCHASERS

STATE OF WASHINGTON)
COUNTY OF KLICKITAT) SS.

On this day personally appeared before me MARTIN O. GROVE and ETHEL J. GROVE, husband and wife, to me known to be the individuals 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 14 day of May 1972.

[Signature]
Notary Public for State of Washington
Residing at White Salmon

STATE OF Oregon)
COUNTY OF Washington) SS.

On this day personally appeared before me BYRON D. RICHARDSON and PEARLIE RICHARDSON, husband and wife, to me known to be the individuals 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 14 day of May 1972.

[Signature]
Notary Public for State of Oregon
Residing at White Salmon
My commission expires: 7-10-77



No. 1767
TRANSACTION EXCISE TAX

JAN 30 1973
Amount Paid ...
Shannon Cochran, Treasurer
By [Signature]