REAL ESTATE CONTRACT

day of THIS CONTRACT, made and entered into this

ALVORD E. JOHNSON and BEVERLY A. JOHNSON, husband and wife,

burdester colled the "select" and ALVIN L. PRAUSE and THELMA E. PRAUSE, linehand and wife.

Enginetter called the "paintager,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees in purchase from the seller the following Courty, State of Washington: Skomania described real criate, with the appurtmentes, in The Herth Half of the Horchwest Quarter (No Hwg) of Section 33, Township 2 North, Range 5 E. W. M., EXCEPT that portion thereof lying northerly and westerly of the county reed known and designated as the LaBarre Heights Road as the same existed on February 25, 1957, and EKCEPT the following described tract conveyed to Skemania County by deed dated June 28, 1938. Deginning at a point 1,900 feet cast of the Southwest corner of the Mg of the NMg of the said Section 33; thence east 740 feet to the southcast corner of the Ng of the NMg of the said Section 33; thence north 160 feet; thence west 740 feet; thence south 160 feet to the point of beginning. SUBJECT TO an pasement and right of way for a vater pipeline and pump house site at a certain spring as shown of record. ALSO SUBJECT TO casements and rights of way for the county road known and designated as the LaBarre Heights Road and for the county road known and designated as the Washougal River road, including easements and rights of way for rolocations thereof.

The terms and cividitions of this contract art as follows: The purchase price is) Dollars, of which) Dollars have day of June and Two Hundred fifty and no/100-, 19 73 _ _ _ _ _ 6 250.00) Dollars, day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 72 per cent per annum from the 77h day of many), 19 73, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be unade hereunder shall be made at 415 12 41h and Caman, which or at such other place as the seller may direct in writing. It is understood and agreed by the porties hereto, that at such time as the principal balance is reduced to the sum of \$15,000.00, or less, the Seller's agree to release and dead to the Purchasors the West Half of the above described property. No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing and approved by the Sellers, and any such assignment, without Sellers consent, shall render this contract voidable at the option of the Sellers.

As referred to in this contract, "date of closing" shall be may 15th 1973

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between granter and grantee hereafter become a lien on said real estate; and it 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 new 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 baseful, 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 co-dition of any improvements thereon nor shall the purchaser or seller or the arsigns 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.

in writing and attarbed 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 entate or hereafter placed thereon, and of "" 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 constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award to the remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase remaining and provided against, the proceeds of such on a part of the resonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such ins

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a pure laster's policy of title insurance in standard form, or a commitment therefor, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of standard form, or a commitment therefor, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of standard form, or a commitment therefor, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of standard form, or a commitment therefore, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of standard form, or a commitment therefore, issued by Transcenerica Title insurance in contact the purchaser is policy of title insurance in standard form, or a commitment therefore, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of standard form, or a commitment therefore, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of standard form, or a commitment therefore, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of standard form, or a commitment therefore, issued by Transcenerica Title insurance Company, insuring the purchaser to the full amount of the

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 bereunder is to be made subject; and

c. Any existing contract or centracts under which saller is purchasing said real citate, 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 that estate is subject to an adating contract or contracts under * Jet seller in generating or systemizing or other obligation, which seller is to pay, seller agrees to make such agreem, agreem, a accordance with the low upon drawl, the purchase shall have the right to make our payments measured to recover the default, and any payment be applied to the payments next felling due the seller under this or street.

(7) The salies agrees, upon receiving full payment of the purchase price and inferest in the manner above specified, he conside set deed to said real estate, excepting any part thereof hostelles taken for public use, tree of encumbraters except any that may attach after date of thosing through any person other then the seller, and subject to the following:

(8) Unless a different date is provided for herein, the purchaser shall be estitled to pessession of said it is state as date of cleaning and to retain possession so long as purchaser is not in default hereunder. The suchaser covenants to have the said long and other improvements or said real entate in good repair and and to permit weath and not to use, or permit the use of the said eather in said for any illegal purpose. The purchaser covenants to pay all service, installation or construction thereta for water, severe, electricity; surhage or other utility services furnished to said real exacts after the date purchaser is entitled to present on.

services turnished to said real estate after the date purchaser is entitled to present on.

(9) In case the purchaser fails to make any payment herein provided or to maintain instrumes, as herein required, the seller may no such payment or effect such insurance, and any amounts so taid by the seller, together with interest at the rate of 10% yet agreement from date of payment until repeats, 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.

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 full to comply with or politons any condition or agreement hereof or to make any payment required heresunder promptly at the date and is the means have in the fault of the contract of the contract of the contract of the contract of the purchaser; rights becaused terminately, and upon the date of the purchaser shall have right to re-enter and take possession of the real estate shall be forfeited to the seller is liquidated, unsages, and the seller shall have right to re-enter and take possession of the real estate, find no waiver by the seller of any default on the part of the purchaser shall have right to re-enter and take possession of the real estate, find no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any assessment default.

Service upon purchaser of all demands, notices or other payers with respect to forfeiture, and termination of purchaser's rights may be made by United S. ates healf, possage pre-piate, return record requested, directed to the purchaser in his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covering of this icentral, including but to collect any payment required hereunder, the parchaser arrives to pay a reasonable rum as attorior elees and all costs and exposures in manaction with such suit, which sums shall be included in any judgment is an electron and including the purchaser's rights becomes in the seller shall bring suit to procure in adjudication of the required in the purchaser's rights becomed, and judgment is so some small be included in any judgment or decree entered in such soft.

If the seller shall bring suit to procure a adjudication of the testing states to new 2 reasons by some states to new 2 reasons by some states by first he reasonable cost of strucking records to date uses the duration of included in any judgmen, or decree entered in a change of the date of the second states of the ibation of the purchase's rights bereunder, and judgment is so and all that and expense in connection with such suit, and also tuil at the date and out is cornnected, which sums shall be IN WITNESS WID-REOF, the parties here. 4 9 1 7 No -TRANSACTION EXCISE TAX (was.) Mak 1 6 1973 STATE OF WASHINGTON Wall m. Cope Alword E. Johnson and Beverly ared before me secured the within and foregoing instrument, and acknowledged that a dividual of described at Ma collectory act and deed, for the uses and purposes their signment the Athir by they oven timmed May, 1973 er my hand and official scal this Cherrie Land San Balletin Notory Public in and for the State of Wolfelington. Canage there's 7607.5 and part respect to between the I RESCHY CONTROL THAT THE WITHOUT BORTHLING OF \$ 97,000, FR. 20 BY. REGISTE WED INDEXED ON B 88 1 1 10 00 March States of States PRODUKK TI lilled for Record at Recivest of was accounted a spoke and add MECOMPER CA Taxon tax a died in weedde Characa D Maria Anna Companya and Anna Canada C Add: 0.0. Eex 1015 86.623.800 11/1/12 City and State Camas, Washington 98607