

REAL ESTATE CONTRACT

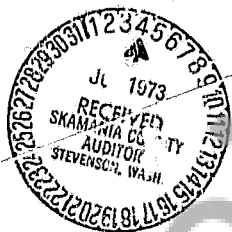
For Unimproved Property

THIS CONTRACT, made this 1st day of June, 1973, between
 LLOYD A. GORDON and BERYL E. GORDON,
 husband and wife,
 THOMAS M. JERMANN and CHERYL L. JERMANN,
 husband and wife,
 hereinafter called the "seller" and
 hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

Lot 10 of RIDGE VIEW TRACTS according to the official plat thereof on file
 and of record at page 150 of Book A of Plats, Records of Skamania County,
 Washington.

Free of incumbrances, except: None.



1954

No. TRANSACTION EXCISE TAX

JUN 4 1973

Amount Paid \$35.00
 Michael J. Schaefer
 Skamania County Treasurer

By *Thomas M. Jermann*
 Purchaser

On the following terms and conditions: The purchase price is Three Thousand Five Hundred -
 Fifty and no/100ths - (\$3,500.00) dollars, of which
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of
 Three Thousand Four Hundred Fifty and no/100ths (\$3,450.00) Dollars in mon-
 thly installments of Fifty and no/100ths (\$50.00) Dollars, or more, commencing
 on the 10th day of July, 1973, to and including the 10th day of March,
 1975, and thereafter in monthly installments of One Hundred and no/100ths
 (\$100.00) Dollars, or more, commencing on the 10th day of April, 1975, 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 month-
 ly installments shall include interest at the rate of seven per-cent (7%)
 per annum computed upon the monthly balances of the unpaid purchase price,
 and shall be applied first to interest and then to principal. The purchas-
 ers 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. Purchasers agree that this contract will be paid in full
 prior to the construction of a dwelling house on said premises.

The purchaser may enter into possession June 1, 1973

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

The purchaser agrees: to pay before delinquency 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 delinquency any
 such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the
 purchase price and be 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.

If seller's title to said real estate is subject to an 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.

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

deliver to the purchaser a warranty which may have been condemned, free of encumbrances except those above mentioned, and any other which accrue hereafter through any person other than the seller.

The seller agrees to furnish Transamerica Title Insurance Company, a duly licensed title insurance company, with a policy when the purchaser has paid the purchase price in full insuring the title to said property with liability the same as the above purchase price, free from any and all except any which is 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 fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may then declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller, and the seller shall have the right to re-enter and take possession of the property. In the event 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 such action, together with all costs and a reasonable attorney's fee.

Service upon purchaser of all demands, notices or other papers with respect to foreclosure 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.

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

Lloyd A. Gordon

(Seal)

Beryl E. Gordon

(Seal)

Constance M. Gordon

(Seal)

Charles E. Hermann

(Seal)

STATE OF WASHINGTON

County of Skamania

On this day personally appeared before me

LLOYD A. GORDON and BERYL E. GORDON,
husband and wife,

to me known to be the individual 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.

Under my hand and official seal this 1st

day of June, 1973

Notary Public in and for the State of Washington,
residing at Stevenson, Washington

76166

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"/>
WITNESS	<input checked="" type="checkbox"/>

STATE OF WASHINGTON
COUNTY OF SKAMIA
MEMBER'S USE

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF RECORD, FILED BY
R. J. Hermann
OR Theresa J. Hermann
AT 2:30 P. M. June 1, 1973
WAS RECORDED IN BOOK 65
OF RECORDS OF SKAMIA COUNTY, WASH.
W. J. Hermann
COUNTY AUDITOR
BY E. Myland