

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 18th day of July, 1973,

WILLIAM E. PALMER and EVELYN E. PALMER, husband and wife,

Bernie's called the "litter," and HENRY M. BERNYS, JR., a single man,

Karchafer calls 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:

Lot 3 of CHESTER R. NELSON SUBDIVISION in Section 21, Township 3 North,
Range 3 E. W. M., according to the official plat thereof on file and of
record at page 111 of Book A of Plats, Records of Skamania County, Wash-
ington.

No. 2040

TRANSACTION EXCISE TAX

JUL 23 1973

Amount Paid \$10.00

Skamania County Treasurer

The terms and conditions of this contract are as follows: The purchase price is **Eleven Thousand and no/100ths**
(\$ 11,000.00) Dollars; of which
Eight Hundred and no/100ths (\$ 800.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchaser agrees to pay the balance of the purchase price in the sum of Ten Thousand Two Hundred and no/100ths (\$10,200.00) Dollars in monthly installments of One Hundred and no/100ths (\$100.00) Dollars, or more, commencing on the 1st day of September, 1973, and on the 1st 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 eight and one-half per-cent (8%) per annum computed upon the monthly balances of the unpaid purchase price, and said monthly installments shall also include taxes and fire insurance premiums pre-paid by the sellers and pro-rated monthly. Said monthly installments shall be applied first to pro-rated advances of the sellers for taxes and fire insurance premiums, then to interest, and finally to principal. The purchaser reserves the right at any time he is 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.

All payments to be made hereunder shall be made at 8916 N. E. 57th Street, Vancouver, Wash., 98662 or at such other place as the seller may direct in writing.

or at such other place as the Seller may direct in writing. As referred to in this contract, date of closing shall be July 18, 1973.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantees hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contrai or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now or hereafter existing on the 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 windstorms 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 in 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.

(C) The seller has delivered, or agrees to deliver, to the purchaser a certificate of title insurance policy of title insurance in standard form, committing thereon, dated by Yankee Title Insurance Company, insuring the purchaser to 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 exception, other than the following:

- 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 hereunder is to be made subject; and
 c. Any existing contract or contracts under which seller is purchasing real estate, and any mortgage or other obligation, which seller, by the contract agreed to have, note of which for the purpose of this paragraph (3) shall be deemed defects in seller's title.

"... seller's title to ... real estate is subject to an existing contract or contracts under which seller is paying and will remain so for about 25% of other obligation, which seller is to pay, under agreement, to take such payments in accordance with the terms of those other open default, if a purchaser shall have the right to make any payment or money to remove the default, and any payment or money 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 or attorney _____ closed 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:

(a) Easements of record, if any.

(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 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 from 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 principally 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 foreclosures 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.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

William E. Palmer (seal)
Evelyn E. Palmer (seal)

Henry M. Beving (seal)

STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me WILLIAM E. PALMER and EVELYN E. PALMER,
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

21st

day of July, 1973.

Robert J. Salverman
Notary Public in and for the State of Washington,

residing at Stevenson, Washington

76380

Transamerica Title Insurance Co

A Service of
Transamerica Corporation

Filed for Record at Request of

Name _____

Address _____

City and State _____

SEARCHED	P
INDEXED	P
NOTARIZED	P
RECORDED	
COPPIED	
MAILED	

STATE OF WASHINGTON
SKAMANIA COUNTY RECORDER'S OFFICE

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Robert J. Salverman

ON STEVENSON, WASH.

AT 9:00 A.M. JULY 22, 1973

WAS RECEIVED IN BOOK 65

ON 22nd AT 9:00 A.M.

RECEIVED OF SKAMANIA COUNTY, WASH.

M. R. Stedman

COUNTY AUDITOR

J. Patrick

DEPUTY