

REAL ESTATE CONTRACT BOOK 65 PAGE 500

THIS CONTRACT, made and entered into this 25th day of October, 1973

between LENN LOGAN AND EMMA A. LOGAN, husband and wife

known as the "seller," and SAMUEL A. WINDSHEIMER AND GRACE E. WINDSHEIMER, husband and wife

known as 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:

The West Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 24, Township 3 North, Range 9 East of the Willamette Meridian.

No. 2214
TRANSACTION EXCISE TAX

MAY - 6 1973

Amount Paid \$3,000.00
By Samuel A. Windsheimer
Skamania County Treasurer

The terms and conditions of this contract are as follows: The purchase price is THIRTY THOUSAND

DOLLARS AND NO/100

When paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: One Hundred Seventy Dollars (\$170.00) or more per month at purchaser's option to and including June, 1974 from then on \$217.53 or more, per month until paid. The first payment of \$170.00 to be made on or before the 1st day of December, 1973, and a payment is to be made on each succeeding calendar month until the balance of said purchase price has been fully paid. The purchaser agrees to pay interest on the diminishing balance of said purchase price, at the rate of 7 1/2 per cent per annum from the 1st day of November, 1973, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

It is understood there shall be no re-sale of property, or timber cut and sold unless 30% of purchase price is paid on contract balance.

All payments to be made hereunder shall be made at National Bank of Commerce, White Salmon, WA or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be November 1, 1973.

- (1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be levied on said real estate and hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, 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 benefit, at 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: (a) 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 liability 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 paid herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or replacement 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 hereof.
- (5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Transamerica 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:
 - a. Prior 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 made 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 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 (or terms thereof) and upon default, the purchaser shall have the right to make any payments necessary to protect 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 to the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, conveying any part thereof hereinafter 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:

(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 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.

Noting 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, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sum 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 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 include 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.

Lynn Logan (SEAL)
Emma A. Logan (SEAL)
Samuel A. Windsheimer (SEAL)
Grace E. Windsheimer (SEAL)

STATE OF WASHINGTON,

County of Blount

On this day personally appeared before me Lynn Logan and Emma A. Logan, husband and wife, to me known to be the individual described in and who executed the within 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 25 day of October, 1923.



Shirley C. Fraser
 Notary Public in and for the State of Washington,
 residing at White Salmon

Transamerica Title Insurance Co

A Service of Transamerica Corporation

Filed for Record at Request of

Name.....
 Address.....
 City and State.....

REGISTERED	<u>2</u>
INDEXED	<u>2</u>
INDEXED	<u>2</u>
RECORDED	<u>2</u>
COMPARED	<u>2</u>
MAILED	<u>2</u>

STATE OF WASHINGTON
 THE UNITED STATES DEPARTMENT OF THE INTERIOR
 BUREAU OF LANDS
 I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT OF WRITING, FILED BY
Robert J. Salmons
 OF White Salmon, Wn.
 AT 1249 A.M. on 25 day of October, 1923
 WAS RECORDED IN BOOK 66
 PAGE 608
E. J. [Signature]
 Recorder of Deeds