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BOOK 66 PAGE 23

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 3rd day of January 1974
between Fred W. Rhodes and Doris M. Rhodes (H/W) husband & wife

hereinafter called the "seller," and La. Verne N. Christner and Connie S. Christner (H/W)

hereinafter called 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 Northwest Quarter of the Southwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 19, Township 2 North, Range 5 E. W. M.; EXCEPT the south 396 feet of the West Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$) of the said Section 19; and EXCEPT any portion thereof lying within the south 660 feet of the west 1,320 feet of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 19.

SUBJECT TO an easement for egress and ingress and utilities along the south 60 feet of above described property and together with an easement for egress and ingress along the south 60 feet of the south 396 feet of the West Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter of the said Section 19 Township 2 North, Range 5 E. of the Willamette Meridian.

The terms and conditions of this contract are as follows: The purchase price is Ten thousand five hundred and 00/100 (\$10,500.00) Dollars, of which One thousand and 00/100 (\$1,000.00) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
One hundred and 00/100 (\$100.00) Dollars,
or more at purchaser's option, on or before the 10th day of February, 1974,
and the hundred and 00/100 (\$100.00) Dollars,
or more at purchaser's option, on or before the 10th 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 eight per cent per annum from the 3rd day of January, 1974,
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at Evergreen Realty
or at such other place as the seller may direct in writing.

Purchaser also agrees to pay Real Estate Contract in full on or before January 1, 1984.

No. 2884
TRANSACTION EXCISE TAX

Jan 1974
Amount \$10500

By As referred to in this contract, "date of closing" shall be January 31, 1974

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if 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 now 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 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 it be a condition of sale or the basis 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 I agree 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 to 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.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of life insurance in standard form, or a commitment therefor, issued by Transamerica Life Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in title in said real estate as of the date of closing and containing no exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- 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
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which (a) by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

