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REAL ESTATE CONTRACT

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

hereinafter called the "seller," and

Is 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 apportenance, in Skamannia County, State of Washington: The 'Northwest Quarter of the Southwest Quarter of the Northeast Quarter (NW2 SW2 NE2) 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 (W2 NW2 SW2 NE2) 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 SW2 of the said SW2 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 test of the West Half of the Northwest Quarter of the Southwest Quarter of the Morthesat Quarter of the said Section 19 Township 2 North, Range 5 E. of the Willamette Meridian.

00/10The terms and conditions of this contract are as follows: The purchase price is Ten thousand five hundred and been paid, the receipt whereof is hereby acknowledged, and the balance of and purchase price thall be paid as follows:) Dollars, or more at purchaser's option, on or before the 10th day of February (\$100.00) Dallirs, or more at purchaser's option, on or before the 10th day of each succeeding extendar month until the balance of said purchase price shall have been fully raid. The purchaser further agrees to pay interest on the dimensions balance of said purchase price at the late of eight per cent per annum from the 3rd day of Janusry , 10 714, or at such other place as the celler may direct in writing. Purchaser also agrees to pay Real Estate Contract in full on or before January 1, 1984. Transaction excise tax Unio 13 1974 Amount of 10500 One tack the amelle As referred to la this contract, date of closing" shall be January 3, 1974

(1) The purchance artumes and agrees to pay before delinquency all taxes and assessments that may as between granter and grantee formed a len on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contact or other encembrance, or has assumed payment of or agreed to purchase subject to, any faxes or assessments now a lien on said real estate, the purchaser agrees, until the purchase prace is lully paid, to keep the buildings new and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fare and windsterm in a company acceptable to the seller and for the seller's b achit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to

(3) The purchaser agrees that full inspection of raid 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 he held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained begin or is in writing and attached to and made a part of this contract.

in writing and attached to and made a part of the contract.

(4) The purchaser assume all hazards of damage to or destruction of any it provements new on said real estate or hereafter placed (4). The purchaser assume all hazards of damage to or destruction of any it provements new on said real estate or hereafter placed (the quasist of the twing of said real estate of 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 condensation award to the remaining affect payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase place of the part of the reasonable expense of procuring the same shall be described by such taking. In case of statement of time a peril incared against, the proceeds of such instrumer remaining affer payment of the reasonable expense of procuring the same shall be described to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser electrical part and proceeds that he paid to the seller for application on the purchaser therefore herein.

(5) The seller has fellwered, or agrees to deliver within 15 Majorita, the date of closing, a purchaser's policy of life insurance in standard form, or a constanting the part of the full amount of said purchase place agains, loss or damage by reason of defect in alliers that the said real estate as of the date of closing and containing no exceptions other that the following:

a. Printed general exceptions appearing by said policy form;

a. Printed general exceptions appearing in said policy form;

By histogree engradications which the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder

c. Any existing contract or contracts under which seller is purchasing said rial existe, and any mortgage or ether obligation, which is 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.

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(6) If seller's title is not real estate is subject to an extelling contract or continues under which solice to borchastic and realist or any mortgage to other obligation, which solice is to pay, seller agrees to make such payments in subordaine with the target elected, and upon default, the porchaser shall have the right to make any payments necessary to remove the default, and any payments are enabled to the payments next falling due the seller under this contract. polled to the payments next falling due the celler under this contract.

(7) The seler agrees, upon receiving full payment of the purchase price and interest in the monner above specified, to execute and

deed to said real estate, excepting my part thereof Establish deliver to purchaser a statutory warranty deed to said real estate, excepting by part thereof boundier taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the sizes, and subject to the following:

SUBJECT TO an easement for water pipeline and the right ingress and egress for the purpose of repairing and maintaining same over a 12 2001 strip of land being 5 feet on either side of said water line as 11 cm exists.

(8) Urless a different date is provided for herein, the purchaser shall be entitled in percession of said real states on factor to thing and to relat passession so long as purchaser is not in default bereander. The purchaser because to keep the buildings and other expension of said real state on a factor to purple, the purchaser covernates to keep all service, installation or construction charges for water, never, extinctly, partially at each services furnished to said real state algor the date purchaser is entitled to go possession.

(9) It case the purchaser falls to make any payment herein provided or to maintain insurance, as here, an any accounts so paid by the seller, tegether with interest at the rate of 10% per account so paid by the seller, tegether with interest at the rate of 10% per account so paid by the seller, tegether with interest at the rate of 10% per account so paid by the seller, tegether with interest at the rate of 10% per account so paid by the seller, tegether with interest at the rate of 10% per account so paid by the seller to seller with interest at the rate of 10% per account so paid by the seller to seller with interest at the rate of 10% per account so paid by the seller to seller with interest at the rate of 10% per account so paid by the seller to seller with interest at the rate of 10% per account so paid by the seller to seller t

might have by reason of such default.

(20) Time is of the custome of this contract, and it is agreed that in case the purchaser shall fail to comply with or partial agreement therefore any payment required have under promptly at the time and in the mainter percent condition or agreement hereof or to make any payment required have under promptly at the time and in the mainter percent condition or agreement hereof or to make any payment required have under promptly at the time and in the mainter percent condition or agreement hereof or to make any payment required have night to re-center and it does passession of the real estate shall be forfeited in the seller as in plates duringer, and the relies will have right to re-center and take possession of the real estate shall be forfeited in the seller as in plates duringer, and the relies will have right to re-center and take possession of the real estate shall be forfeited in the seller as in plates of any design of the parthers of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights and not shall be constructed as a valuer ball possession to the return receipt requested, directed to the purchaser ball andress last known to the last received and the purchaser shall be included in my judgment or decree entered in such suit.

If the seller chall bring suit to procure an adjudication of the termination of the purchaser rights hereounder, and judgment of the reasonable cost of warthing records to determine the condition of title at the date such suit is commenced, which such such as the purchaser agrees to pay a reasonable sum as attempts feed and all cost and expenses in connection with such such the feed southerned the purchaser rights hereounder, and judgment of the condition of title at the date such suit is commenced, which such such as the purchaser of the reasonable cost of warthing records to determine the condition of title at the date such suit is commenced, wh

WITH AUTOMESS WHEREOF, the parties hereto juve executed this instrument as of the date first pritten above

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to me known to be the Entividual described in the V algued the rame as therein mentioned. GIVEN under my hand and official seal this	and who executed the within and foregoing instrument, and acknowledged that free and voluntary act and deed, for the uses and purpose day of day of the state of Washington, raiding at Land Tarana.	23

	Service of Amperation	HEGISTERES INDEXED: INS
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Name		***************************************

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