REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this . Ist Jonuary, 1974,

ALBERT WEBER and FAY R. WEBER, husband and wife,

herehister called the "eality" and JUDITH A. WEBER, a Single Woman,

hereinafter miller the "purchaser."

WITHESETH: That the seller spress to sell to the nurchuser and the purchaser agrees to purchase four the seller the fullowing described real estate, with the appurtenances, in Skamanja County, State of Washington:

Lots 10 and 11 of stock Three of COSELAWN EXTENSION TO THE TOWN OF STEVENSON according to the official plat thereof on file and of record at page 65 of Book A of Plats, Records of Skamania County, Wash lington.

2332

YPHNSACTION EXCISE TAX

Amouni Paid 13 9 1974 Skamania County Treature-By Talantany Danie Talanta

The terms and conditions of this centract are as follows: The purchase price is Twalve Thousand and no/100 /5 12,000.00) Dollars, of which NONE been paid, the receipt whereat is hereby achieved, and the balance of said purchas, price shall be paid as follows:) Dollars have

The purchaser agrees to pay the purchase price in the sum of Tweive Thousand and no/100ths (\$12,000.00) Dollars in monthly installments of One Hungred Thirty-nine and 34/100ths (\$139.34) Dollars, or more, commencing on the 15th day of February, 1974, and on the 15th day of each and every month thereafter until the full amount of the purchase price together with interest shall and the stallment of the purchase price together with interest shall amount of the purchase price together with interest shall and the stallment of the purchase shall and the stallment of the purchase shall are the stallment of the purchase shall are the stallment of the purchase shall are the stallment of the sum of Tweive Thousand and the stallment of the sum of Tweive Thousand and the sum o the paid. The said monthly installments shall salude interest at the rate of seven per-cent (7%) per annum computed upon the anthly installment of the unmaid purchase price, and shall be applied first to interest and then to principal. The purchaser reserves the right at any time the is not in to principal. The purchaser reserves the right at any time 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,

Ah payments to be made hercunder shall be made at P. O. Box 117. Stevenson, Washington or at such other place as the seller may direct in writing As referred to in this contract, "date of closing" shall be_ January 1, 1974.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between granter hereafter become a lieu 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 whadstorm in a company acceptable to the seller and for the seller, 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 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 purchase; 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.

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 improvement reuce on is contained herein or is thereon, and of the taking of said real estate or any part thereof for public use; and agrees that we such damage, destruction or taking shall remaining after payment of reasonable expenses of proturing the same shall be paid to the seller the portion of the condemarking award price herein urbies the seller elects to allow the purchaser to apply all or a bortion of such condemarking award to the rebuilding of restruction from a pril insured against, the proceeds of such condemarking after payment of the reasonable expense of proturing the same shall be paid to the seller fact of the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be devoted to the restorable expense of proturing the same shall be paid to the seller for application on the purchaser.

(5) The settler has delivered are except to deliver within 16 days of the date of shoring a pushboar's policy of this insurance in standard form, or a commitment therefor, issued by transamorm fills insurance Company, insuring the outcomes of the full amount of exceptions other than the following:

2 exceptions other than the following:

2 exceptions other than the following:

3 Pointed general recording to said policy forms.

a Printed general exceptions appearing in said policy form;
it Lieux or encountenances which by the terms of this contract the purchaser is to assume, or as to which the conveyance becomed is to be made subject; and

is to an anyle surject; a set the contracts under which soller is purchasing said real estate, and any mortgage or other obligation, which solver is any mortgage or other obligation, which solver is an over a press of this paragraph (i) shall be demand defected madical fills,

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