

REAL ESTATE CONTRACT

THIS CONTRACT, made this 7th day of March, 1974 between:

Mel V.E. Raffelson & Lynda L. Raffelson, hereafter called the "seller" and husband & wife,
 Harry M. Paulkerson & Patricia A. Paulkerson, hereafter called the "purchaser," husband & wife.

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the

seller the following described real estate with the appurtenances, situated in Skamania County, Washington:
 The West half of the northeast quarter of the southwest quarter of the northwest quarter (NW $\frac{1}{2}$, NE $\frac{1}{2}$, SW $\frac{1}{2}$, NW $\frac{1}{2}$) and the east half of the northwest quarter of the southwest quarter of the northwest quarter (E $\frac{1}{2}$, NW $\frac{1}{2}$, SW $\frac{1}{2}$, NW $\frac{1}{2}$) of section 20, Township 2 north, range 5 east of the Willamette Meridian.

Together with and subject to an easement for ingress, egress and utilities over the west 60 ft. of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ and over the north 30 ft. of the south $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ and over the south 30 ft. of the north $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 20, Township 2, north, range 5 east of the Willamette Meridian.

Free of encumbrances, except:



2389

No. _____
TRANSACTION EXCISE TAX

MAR 19 1974

Amount Paid 11,000.00
Mel V.E. Raffelson
 Skamania County Treasurer
 By Patricia A. Paulkerson

On the following terms and conditions: The purchase price is Eleven thousand and no/100.

(\$11,000.00) dollars, of which

One thousand and no/100-----(\$1,000.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

Eighty and no/100-----(\$8,000.00) Dollars,
 or more at purchaser's option, on or before the 15th day of April, 1974
 and Eighty and no/100-----(\$8,000.00) Dollars,
 or more at purchaser's option, on or before the 15th day of each then succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the balance of said purchase price and the diminishing amount thereof at the rate of 8 per cent per annum from the 7th day of March, 1974, which interest shall be deducted from each monthly installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at

or at such other place, as the seller may direct in writing.

With no expense to the purchaser, purchaser agrees to deed to the county the south 30 ft. of west $\frac{1}{4}$, northeast $\frac{1}{4}$, southwest $\frac{1}{4}$, northwest $\frac{1}{4}$ and the east $\frac{1}{2}$, northwest $\frac{1}{4}$, southwest $\frac{1}{4}$, northwest $\frac{1}{4}$ of Section 20, Township 2 north, Range 5 east of the Willamette Meridian for road and utilities purposes when and if the county accepts this portion for county road.

Purchaser further agrees to pay contract in full on or before March 7th, 1981.

The purchaser agrees: (1) to pay before delinquency all payments of whatever nature, required to be made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation thereby evidenced, or any part thereof; (2) to keep the buildings now and hereafter placed upon the premises unceasingly insured against loss or damage by fire, to the full insurable value thereof, in the name of the seller as owner, in an insurance company satisfactory to the seller for the benefit of the mortgagee, the seller, and the purchaser, as their interests may appear, until the purchase price is fully paid, and to deliver to seller the insurance policies, renewals, and premium receipts, except such as are required to be delivered to the mortgagee; (3) to keep the buildings and all other improvements upon the premises in good repair and not to permit waste; and (4) not to use the premises for any illegal purpose.

In the event that the purchaser shall fail to pay before delinquency any taxes or assessments or any payments required to be made on account of the mortgage, or to insure the premises as above provided, the seller may pay such taxes and assessments, make such payments, and effect such insurance, and the amounts paid therefor by him shall be deemed a part of the purchase price and become payable forthwith with interest at the rate of 10 per cent per annum until paid, without prejudice to other rights of seller by reason of such failure.

[illegible]