

78044

## REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 1st day of August, 1974 between  
 LEONARD T. FOSTER and ROBY J. FOSTER, hereinafter called the "seller" and  
 husband and wife,  
 ALLAN D. BLISS and KAREN M. BLISS, hereinafter called the "purchaser,"  
 husband and 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, situate in Skamania County,  
 Washington:

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$   
 SW $\frac{1}{4}$ ) of Section 26, Township 4 North, Range 7 E. W. M., described as follows:

Beginning at a point on the south line of the said Section 26 east 30 feet from  
 the center of County Road No. 2140 designated as the Foster Road; thence along  
 the south line of the said Section 26 east 300 feet; thence north 146 feet; thence  
 west 300 feet; thence south 146 feet to the point of beginning; said tract con-  
 taining one acre, more or less.

Free of incumbrances, except: None.



2763

No. TRANSACTION EXCISE TAX

AUG. 9 1974

Amount Paid \$500  
 By *Michael J. Blum*  
 Skamania County Treasurer  
 By *Beverly J. Ball*

On the following terms and conditions: The purchase price is ONE THOUSAND FIVE HUNDRED and NO/100  
 TWO HUNDRED and NO/100 (\$1,500.00) dollars, of which  
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said  
 purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of One  
 Thousand Three Hundred and No/100 (\$1,300.00) Dollars in monthly installments of  
 Fifty and No/100 (\$50.00) Dollars, or more, commencing on the first day of Sept-  
 ember, 1974, and on the first day of each and every month thereafter until the  
 full amount of the purchase price together with interest shall have been paid. The  
 said monthly installments shall include interest at the rate of eight percent (8%)  
 per annum computed upon the monthly balances of the unpaid purchase price, and  
 shall be applied first to interest and then to principal. The purchasers reserve  
 the right at any time they are 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. This contract shall not be assigned without the express  
 written consent of the seller, and any purported assignment thereof without such  
 consent shall be null and void.

The purchaser may enter into possession August 1, 1974.

The property has been carefully inspected by the purchaser, and no agreements or representations per-  
 taining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and  
 any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste;  
 and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any  
 such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the  
 purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without  
 prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that  
 any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason  
 thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be  
 required to expend in procuring such moneys.

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 the terms thereof, and upon default, the purchaser shall have  
 the right to make any payments necessary to remove the default, and any payments so made shall be  
 applied to the payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a warranty deed to the property, excepting any and all which may have been encumbered, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid the purchase price in full, insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Service 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.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Leonard F. Foster (Seal)  
Ruby J. Foster (Seal)  
Allen D. Bliss (Seal)  
Karen M. Bliss (Seal)

STATE OF WASHINGTON,  
County of Skamania } ss.

On this day personally appeared before me LEONARD F. FOSTER and RUBY J. FOSTER, husband and wife, to me known to be the individuals described in and who executed the within and 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 9th day of August, 1974.  
Ruby J. Foster

Notary Public in and for the State of Washington,  
residing at Stevenson, Washington.

# Transamerica Title Insurance Co



Filed for Record at Request of

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

REGISTERED	P
INDEXED	DM P
INDEXED	P
RECORDED	
COMPARED	
MAILED	

78044

STATE OF WASHINGTON COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY <u>Robert J. Salomon</u> OF <u>Transamerica Title Insurance Co</u> AT <u>Stevenson, WA</u> WAS RECORDED IN BOOK <u>67</u> OF <u>Deed</u> AT PAGE <u>429</u> RECORDS OF SKAMANIA COUNTY, WASH.	
COUNTY CLERK <u>P. Salomon</u>	