

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 1st day of February, 1975, between
 GARY A. CARPENTER and ROSE CARPENTER, hereinafter called the "seller" and
 husband and wife,
 LOUIS I. SLYTER and PATRICIA D. SLYTER, 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:

The Northeast Quarter of the Southwest Quarter of the Southwest Quarter
 of the Southeast Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$), and the West Half of the South-
 east Quarter of the Southwest Quarter of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$
 SE $\frac{1}{4}$), of Section 26, Township 3 North, Range 7 E. W. M.; said tract con-
 taining 7 $\frac{1}{2}$ acres, more or less.

Free of incumbrances, except, an easement and right of way for a pipeline granted to
 Marjorie E. Carpenter, a widow; AND EXCEPT a transmission line easement 150
 feet in width granted to the United States of America for the use of the Bonne-
 ville Power Administration by deed dated November 2, 1970, and recorded at
 page 341 of Book 62 of Deeds, Records of Skamania County, Washington.

On the following terms and conditions: The purchase price is FIVE THOUSAND and NO/100 - -
 - - - - - (\$ 5,000.00) dollars, of which
 FIVE HUNDRED and NO/100 - - - - - (\$ 500.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Four
 Thousand Five Hundred and No/100 (\$4,500.00) Dollars in monthly installments of
 Seventy-five and No/100 (\$75.00) Dollars, or more, commencing on the 6th day of
 March, 1975, and on the 6th 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, 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 con-
 ditions 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 February 1, 1975.

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 to be 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 part which may have been condemned, 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.

Gary A. Carpenter (Seal)
Louise D. Carpenter (Seal)
Louis C. Selter (Seal)
Leticia I. Selter (Seal)

No. 3160
TRANSACTION EXCISE TAX

FEB 4 1975

Amount Paid \$11.00

Skamania County Treasurer

By Charles J. Salverman



STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me **GARY A. CARPENTER and LOUISE CARPENTER,** 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 3rd day of February, 1975.

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

Transamerica Title Insurance Co



A Service of
 Transamerica Corporation

Filed for Record at Request of

Name.....

Address.....

City and State.....

REGISTERED
INDEXED: DIRECT
INDEXED: INDIRECT
RECORDED
COMPARED
MAILED

THIS INSTRUMENT FILED IN THE
 STATE OF WASHINGTON } SS
 COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT OF WRITING, FILED BY _____
 OF _____
 AT _____, _____, 1975
 WAS RECORDED IN BOOK 68
 OF 111 AT PAGE 275
 RECORDS OF SKAMANIA COUNTY, WASH.

Charles J. Salverman
 COUNTY AUDITOR