Pioneer National Fifle Insurance Company

REAL ESTATE CONTRACT

THE CONTRACT, made and entered into this 23rd day of December, 1974

Editor TOHN HILVAN RICHARDSON and VIOLET JOY RICHARDSON, husband and wife

tereinstant pulled the "seller," and MOEN W. FORSYTH, JR., a single man,

hereleafter called the "purchaser,"

WINESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following.

Completed instance, with the appurtenances, in Skemania County, State of Washington:

Beginning at a point on the northerly right of way line of the county road known and designated as Railroad Avenue, said point being 804.8 feet South and 37.8 feet East of the Northeast corner of Section 11, Township 1 North, Range 5, East of the Willamette Meridian; thence North 37⁰22' West 166.6 feet to a water service junction; thence West 117.3 feet to Intersection with the easterly line of a tract of land conveyed to Earl W. Lee by deed dated March 3, 1931, and recorded at page 30 of Book x of Jeeds, Records of Skamania County, Washington, said point being South 39⁰03' East 76.5 feet from the Northeast corner of said tract; thence south 39⁰03' East following the easterly line of the said tract conveyed to Earl W. Lee 203.5 feet, more or less, to the Northerly right of way line of the said Railroad Avenue; thence in a Northeasterly direction along said fortherly right of way line to the point of beginning.

TOGETHER with the right to take and use water from the spring located northwest of the above described real property for use at dwelling house on the above described property and property adjacent thereto sufficient for Lomestic and irrigation purposes, but not to exceed in quantity the capacity of a 3/4 inch pipe; and

TOGETHER with easement for pipe line therefor with right of ingress and egress to repair, replace and maintain the same; As reserved by deed dated 9-30-49, recorded 11-9-49, at page 565 of Book 32 of De.ds, auditor's File No. 40081, Records of Skamania County, Washington;

SUBJECT to easements and rights of way for public roads, if any, over and across said real property above described.

AWPACHED

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Little lerms and conditions of this contract are as follows: The purchase price is Sevenheen Thousand Five Hundred Fifty Two and 73/100- (5 17,552.73)

Two Thousand and No. 100- (8 2,000.00)

heer paid, the receipt whereof is kerely acknowledged, and the balance of said purchase price shall be paid as follows. 15 17,552.73) Dollars, of which 1 Dollars have One Hundred and No/100-or more at purchaser's entire, on or before the 30th (S 2.60.00 Dollar. day of January . 10 75. One Hundred and No/100and day of each succeeding cal adar month until the balance of taid or more at pure cor's option, on or before the 30th purchase proposhall have been fully baid. The purchaser further agrees to pay interest on the dimenshing balance of said purchase price per cent per around from the 31st at the rate of 6% day of December which interest shall be deducted from each restallment plyment and the balance of each payment applied in reduction of pureque which interest scan he becomes about the made at Columbia Gorge Bank. or at such other place as the seller may direct in writing

Purchaser agrees to pay an additional Two Thousand and No/100 (\$2,800.00) Dollars principal payment, as additional down payment, on or before January 1, 1976.

Purchaser agrees to pay for all of 1974 taxes.

In the event of sale or transfer of ownership of property snown in this contract, the entire balance plus interest will be due and payable immediately upon said sale or transfer of ownership.

As returned to in this contract, "date of closing" shall be December 31, 1974

(1) The purchaser of times and different pay before delinquency all taxes and a resements that may as between marter and grantee hereafter become a lien on and real state; and if by the terms of this contract the foretasser has assumed payment of any mortgane, contract or other exceeding the market of the market or taxes of assessments new a lien on said real estit, the purchaser across to pay the same became before helinquency.

(2) The purchaser agrees, until the purchase price is fully gaid, to keep the buildings now and locasiter phoeton said real estate insured to the actual cash varie thereof against loss of damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to

the selfer.

(3) The purchaser agrees that full inspection of said real colate has been made and that neither the selfer nor nis assign, shall be beld to any coverant respecting the condition of any improvements thereon nor said the purchaser or caller nor nis assign, shall be beld in any coverant respecting the condition of any improvements thereon nor said the purchaser or caller nor his assigns of either be held to any coverant or spectement for allegations, ingravements or repairs unless the covering agreement relact on it contained herein or is in writing and attached to and made a part of this contain.

(4) The purchaser assumts all hazards of damage to or detruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use, and acrees that no such damage, destruction or taking shall remaining after payment or reasonable expenses of procuring the same shall be paid to the selfer and applied as payment or the purchaser in apply all or a part of one a part insurant analysis the procuries of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the returnation or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the returnation or rebuilding of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the returnation or rebuilding of such purchase purchase procedures within a reasonable then, unless purchaser deets that said procedures shall be paid to the selfer for application on the purchase procedure.

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deed to said extlestate, excepting any part thousand house taken for public use, free of encur brances except any that may attach after date of closing through any person other than the subject to the following:

easements, restrictions and reservations of record.

All Unites a different date is provided for herein, the purchaser shall be reliable to provided to provided the provided for the purchaser of the provided of the provided of the purchaser of the purchaser of the provided of the provided of the purchaser of the purchaser of the provided of the purchaser of the purchaser of the provided of the provided of the purchaser of the purchaser of the provided of the purchaser of the purchaser of the provided of the purchaser of the purchaser

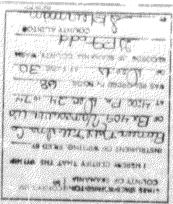
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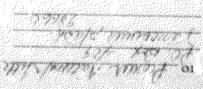
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