

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 1st day of June, 1975,
 between FRANK W. GOEPEL and LOUISE A. GOEPEL, husband and wife,
 hereinafter called the "seller," and DONALD S. MARQUIS and JOANNE H. MARQUIS, husband and wife,
 hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Skamania County, State of Washington:

Beginning at a point 613 feet south of the center of Section 36, Township 3 North, Range 7 E. W. M.; thence south 140.5 feet; thence west 310 feet; thence north 140.5 feet; thence east 310 feet to the point of beginning.

The terms and conditions of this contract are as follows: The purchase price is THIRTY-TWO THOUSAND FIVE HUNDRED and NO/100 - - - - - (\$32,500.00) Dollars, of which THREE HUNDRED FIVE and NO/100 - - - - - (\$305.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Thirty-Two Thousand One Hundred Ninety-five and No/100 (\$32,195.00) Dollars in monthly installments of Three Hundred Five and No/100 (\$305.00) Dollars, or more, commencing on the first day of July, 1975, 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 purchaser reserves 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 sellers and any purported assignment thereof without such consent shall be null and void.

All payments to be made hereunder shall be made at Camas Branch, Rainier Bank, Camas, Washington 98607 or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be June 1, 1975.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may, as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said 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 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 seller.

(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 purchaser 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.

(4) The purchaser assumes all hazards of damage to or destruction 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 agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and appld. as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be applied to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver ~~to the purchaser~~ on payment of the purchase price in full, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by ~~Transamerica Title Insurance Company~~ Transamerica Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) 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 added to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller and subject to the following:

(a) The effect of the municipal ordinances of the Town of Stevenson including unpaid sewer assessments becoming due June 1, 1975, and in subsequent years; and

(b) Easements and rights of way, if any, for Chesser Road.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the building and other improvements on said real estate in good repair and not to permit waste, and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, gas or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of five per annum thereon from date of payment until repaid, shall be repayable to purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be retained by the seller as full satisfaction of the purchase price and the purchaser shall have no right to recover or take possession of the real estate, and the seller shall be deemed to have accepted the real estate and the purchaser shall be deemed to have waived any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to this contract and termination of purchaser's rights may be made by United States Mail, postage prepaid, return receipt requested, directed to the purchaser at the address last known to the seller.

(11) Upon seller's election to bring suit to enforce any provision of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sum shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an order of specific performance of the purchaser's rights hereunder, and judgment is entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the validity of the purchaser's rights hereunder, and judgment is entered in any judgment or decree entered in such suit, which sum shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties have hereunto signed their names and the date first written above.

33321
TRANSACTION NUMBER
JUN 1 1975
Notary Public
STATE OF WASHINGTON
County of ...
On this day personally appeared before me FRANK W. JOEPEL and LOUISE A. JOEPEL, husband and wife,
known to be the individuals described in and acknowledged 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 1st day of May, 1975.

Notary Public in and for the State of Washington.

residing at Stevenson, Washington.

79360

Transamerica Title Insurance Co



A Service of
Transamerica Corporation

Filed for Record at Request of

Name

Address

City and State

REGISTERED
INDEXED: OK
INSTRUMENT
RECORDED
COMPLETED

THIS SPACE PROVIDED FOR RECORDER'S USE.

DATE OF RECORDING

INDEXED: OK

RECORDED IN BOOK

OF

AT

WAS RECORDED IN BOOK

OF

RECORDS OF WASHINGTON COUNTY, WASH.

FILED