

81500

ADDENDUM TO REAL ESTATE CONTRACT

Addendum to Real Estate Contract dated November 20th, 1975, by and between BYRON LEE KELSON and MARJORIE KELSON, husband and wife, as Sellers, and ARTHUR F. MESFORD, as Purchaser, said contract having been recorded on December 4, 1975, under Auditor's File No. 81480 in Book 70, Page 124, Deed Records of Skamania County, Washington, dealing with the following described property situated in said County and State:

A parcel of property in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, described as follows:

BEGINNING at a point 358.66 feet South 89° 25' 07" East and North 00° 34' 53" East 1182.41 feet from the Southeast corner of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, basis of bearings being the South line of the Southeast Quarter of said Section 36, Township 3 North, Range 7 East; thence South 63° 22' 53" West to the centerline of Johns Road; thence southeasterly along said Johns Road to the South line of the Byron Kelson tract as recorded in Book 35, Page 235; thence East along the South line of said Kelson tract to a point that bears South 22° 51' 49" East from the point of beginning; thence North 22° 51' 49" West to the point of beginning.

SUBJECT to public roads and rights-of-way on, over and across the said property.

The third paragraph of page 1 of said contract is hereby modified as follows:

"The terms and conditions of this contract are as follows:

The purchase price is THIRTY-SIX THOUSAND, SEVEN HUNDRED TEN AND 83/100 DOLLARS (\$36,710.83), of which SEVEN THOUSAND, FIVE HUNDRED DOLLARS (\$7,500.00) has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

- (1) The purchaser shall make one monthly payment of \$119.05 on the 5th day of December, 1975, one monthly payment of \$225.17 on the 5th day of January, 1976, and one monthly payment of \$225.17 on the 5th day of February, 1976; said payments to constitute interest on the unpaid principal balance at the rate of 9 1/4% per annum.
- (2) The purchaser shall pay the sum of \$5,000.00 on or before the 1st day of March, 1976 and thereafter, the unpaid principal balance of this contract, together with interest at the rate of 9 1/4% per annum, shall be paid in equal monthly

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installments beginning on the 5th day of March, 1976 and continuing thereafter on the 5th day of each and every month over a twenty-five (25) year period. The parties shall be furnished with amortization schedules showing the monthly payments and the credits toward principal and interest as each monthly payment is made."

Paragraph 2 on page 2 of said Real Estate Contract referring to "date of closing" shall be amended to include the following additional language:

"...It is also agreed between the parties that the date of closing is not the same as the date of possession and that the actual date of possession was December 21, 1975."

Except as herein modified said Real Estate Contract is hereby affirmed in its entirety.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 10th day of December, 1975.

Byron L. Kelson (Seal)
Marjorie Kelson (Seal)
Arthur F. Mesford (Seal)

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me BYRON LEE KELSON and MARJORIE KELSON, husband and wife, and ARTHUR F. MESFORD, 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 10th day of December, 1975.

Shirley A. Liden
 Notary Public in and for the State of
 Washington residing at Stevenson.

