

Prudential  
Title Insurance Company  
Washington Title Company

## REAL ESTATE CONTRACT

( TO APEND LEGAL DESCRIPTION OF CONTRACT DATED (9/20/71) )

THIS CONTRACT was and is made this 4<sup>th</sup> day of June, 1974.Between GENE WYATT & LOIS WYATT, husband and wife, and  
WILLIAM PRINSEL & LUCILLE PRINSEL, husband and wife,

hereinafter called the "Seller" and LEONARD A. PEET &amp; JUDY A. PEET, 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 improvements, in:

County, State of Washington

A parcel in the East half Section 17, Township 14 North, Range 14 East, Willamette Meridian, Clatsop County, Oregon described as follows:

BEGINNING at a point on the west line of the East half Section 17, South 02° 10' 00" West, 245.00 feet from the Northwest corner thereof;

THENCE North 10° 10' 00" East along said line 144.00 feet to a 1/2" iron end;

THENCE South 01° 10' 00" East, 144.00 feet to a 1/2" iron rod on the high right-of-way line;

THENCE South 01° 10' 00" according said right-of-way line, 245.00 feet - 1/2" iron end;

THENCE South 02° 10' 00" East, 144.00 feet to a 1/2" iron end; THENCE North 10° 10' 00" East, 144.00 feet to the West line of said East half Section 17;

THENCE North 10° 10' 00" East along said line, 144.00 feet to the point of beginning;

Chester County, Oregon

EXCEPT easements and restrictions of record.

The terms and conditions of this contract are as follows: The purchase price is \$1,000,000.00, of which \$250,000.00 Dollars, of which \$100,000.00 Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: First payment due, 1st May 1971, \$100,000.00 Dollars, or more at purchaser's option, on or before the 1st day of June, 1971, and \$250,000.00 Dollars, or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 12 per cent per annum from the 2nd day of June, 1971, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at 131½ S. 1st Street, Bismarck, North Dakota, 57225 or at such other place as the seller may direct in writing.

Entire contract subject to be paid in full within 12 years from date of closing.

**3952**  
**TRANSACTION EXCISE TAX**

APR 13/76

Amount Paid \_\_\_\_\_

An affidavit in this contract, "date of closing" shall be 23 September, 1976.

Sherman County Treasurer

(1) The purchaser agrees and agrees to pay before deficiency all taxes and assessments that may be levied against the property herein or for real estate tax and by the terms of this contract the purchaser has agreed to pay any additional payment of any nature, including other encumbrances, or his personal payment of, or agreed to purchase subject to, any taxes or assessments, prior to or on account of which the purchaser agrees to pay the same before deficiency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate in the actual care, value thereof against loss or damage by fire, fire and windstorms &c or damage attributable to the seller and the seller's benefit, as the interest may appear, and to pay all expenses therefor and to deliver all policies and certificates 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 agents shall be held to any claim or action for the condition of any improvements therein nor shall the purchaser or seller or the assignee of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement called for is contained herein or is willingly and voluntarily agreed to and made a part of this contract.

(4) The seller agrees to make all necessary arrangements to allow the destruction of any improvements now on said real estate or hereafter placed thereon, and of the history of said real estate or any part thereof for public use; and agrees that no such demolition, 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 consideration and reasonable amount of reasonable expenses of protecting the same shall be paid to the seller and applied as payment on the purchase price. In case the seller elects to allow the purchaser to apply all or a portion of such a compensation toward the rebuilding or restoration of any improvements damaged by such taking, in case of damage or destruction from a partial seizure against the products of such improvements made after the payment of the reasonable expense of protecting the same shall be subject to the restoration or rebuilding of such improvements to the reasonable cost, unless purchaser objects and agrees to the cost for application on the purchase price.

(5) The seller here agrees, for himself and his wife, to pay all taxes of the state of North Dakota, a purchaser's fee of 1% insurance fee, standard fees of a title officer, and all other expenses from the seller's agent, in paying the premium to the G.I.C. agent all amounts due thereon being paid by the seller to the G.I.C. agent, to the date of closing and for paying no premium thereafter than the regular rate.

(6) Seller agrees to pay all taxes for the period from the date of closing to the date of final adjustment, after which time he shall be relieved of all taxes.

(7) Seller agrees to pay all taxes for the period from the date of final adjustment to the date of final closing, after which time he shall be relieved of all taxes.

(8) 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 encumbrance or other obligation, which seller is to pay, seller agrees to make such payment in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payment necessary to remove the *lien*, and any payment so made will be applied to the price, or any balance due, to seller under this contract.

(7) The seller agrees, upon making full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty and to sue and recover, 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:

(3) Unless a different date is provided by the buyer, the purchaser shall be entitled to possession of said real estate on date of closing, and to retain possession as long as purchased is not in default hereunder. The buyer agrees to keep the buildings and other improvements on the said real estate in good repair, to not commit waste, and not to use or permit the use of the real estate for any illegal purpose. The purchaser agrees to pay all taxes, assessments, insurance or maintenance charges for water, sewer, electricity, telephone or other utility services furnished to said real estate after the date the purchaser is entitled to possession.

The case for a more modest role for the state in pensioner benefit delivery is also strengthened by the experience of other countries. In Canada, Australia, New Zealand, and the United Kingdom, as well as in many smaller countries, pensioner benefit systems are delivered through state-owned or state-controlled insurance, as opposed to the private sector. In these countries, we find that the welfare system's relationship with the market is often far less intrusive than in the United States. The result is that the public sector's role in pensioner benefit delivery is much more modest than in the United States.

在這段時間，我會繼續研究和學習，並努力將所學應用到實際工作中去。希望能夠通過自己的努力，為社會做出貢獻。

the performance required to meet the needs of each user, which

Die Ergebnisse der Untersuchungen zeigen, dass die Anwendung von *Acetosporangium*-Zellen auf dem Boden der Pflanzenbestäubung und der Erhaltung der Biodiversität einen wichtigen Beitrag leistet.

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2011年中考数学模拟题

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On this day personally addressed to me by Mr. J. T. White, a copy of the  
Circular Letter of the 1<sup>st</sup> of January, 1863, was given to me, which I  
have cause to believe is the original. Addressed to Mr. White, Secretary of State, it is understood that  
it was written by Mr. Seward. The same is now given to you, and you will see why our men and officers  
desire immediate action.

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RECEIVED COUNTY OF SANTA CLARA  
INSTRUMENTS ON RECORD NO. 100-10000  
Stevens, Frank  
Frank Stevens 100-10000  
as title to 4-18-16  
Baldwin Street No. 100-10000  
in County of Santa Clara  
RECORDED IN PLAT AND CROWN PLAQUE  
Frank Stevens  
E. McLean  
NOTARIAL CO. BILL CHAMBERS, CHAMBERS

