

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 13th day of June, 1976, between
 H. ROBERT COLE and HELEN R. COLE, husband and wife, hereinafter called the "seller" and
 FRED R. LEITZ and MARY LOU K. LEITZ, 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:

Lot 20 of WHISPERING HILLS RIVER ESTATES according to the official
 plat thereof on file and of record at page 130 of Book A of Plats,
 Records of Skamania County, Washington.

Free of incumbrances, except:

Reservations and restrictive covenants prohibi-
 ting pollution of the waters of the Washougal
 River as more particularly set forth in a deed
 dated August 5, 1944, and recorded September 6,
 1944, at page 183 of Book 30 of Deeds, under
 Auditor's File No. 33574, Records of Skamania
 County, Washington.

On the following terms and conditions: The purchase price is SIX THOUSAND TWO HUNDRED and
 NO/100 ----- (\$ 6,200.00) dollars, of which
 SIX HUNDRED and NO/100 ----- (\$ 600.00) 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 Five Thousand Six Hundred and No/100 (\$5,600.00) Dollars in
 monthly installments of fifty-five and 15/100 (\$55.15) Dollars, or
 more, commencing on the 13th day of July, 1976, and on the 13th day
 of each and every month thereafter until the full amount of the pur-
 chase price together with interest shall have been paid. The said
 monthly installments shall include interest at the rate of eight and
 one-half per-cent (8 1/2%) 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 conditions of this contract
 to pay without penalty any part or all of the unpaid purchase price,
 plus interest, then due.

No. 4137
 TRANSACTION EXCISE TAX

JUL 20 1976
 Amount Paid \$602.00
 Kathryn Wright
 Skamania County Clerk
 By: Dawn S. Kellyne, notary

The purchaser may enter into possession June 13, 1976.

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 until 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, on closing of the sale, 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.

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me H. ROBERT COLE and ELLEN R. COLE, his 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 23 day of July, 1976.

[Signature]
 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.....

RECORDED
INDEXED
FILED
SEP 11 1976
STEVENSON, WASH.

THIS SPACE RESERVED FOR RECORDING OFFICE USE

FILED IN BOOK 27

INDEXED IN BOOK 27

STEVENSON, WASH.

SEP 11 1976

[Signature]