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Gepte best 20th day of bettern Warren St. Cawyor & Ruth M. Sawyer, nusband & ware

had maker called the "con," and Alfred Ferreira or. & Judy Ve Terreira, hiseband & wife

herelaster called the "purchaser,"

WINNESSTATE: That the office agries to sell to the purchaser and the partitions agrees to purchase from the soller the following

County, Suit of Washington:

Skamenic Quarter (NEW) of Section 20, Township
beighning at the Southeast Corner of the Northeast Quarter (NEW) of Section 20, Township
2 North, Range 5 E. No R. I thence North 1 23 My east along the east line of said NEW
1,374,90 Feet to the true point of beginning Mannes continuing North 1 23 My east along
the line 599,37 the to the Southeast Corner of the Northeast Quarter of the Northeast
deat Quarter of the Mythemat Quarter (NEW NEW) of Section 20; thence North 88 12:579
leat quarter of the Mythemat Quarter (NEW NEW) of Section 20; thence North 880 12:579
leat along the south line of the North Said of the Northeast Quarter of the Northeast
leat along the south line of the North Said of the Northeast Quarter of the Northeast Austrier (Ms NEW NEW) of caid Section 20, 654.18 feet to the center of a private road more quarter and men and of main postion and provide feet to the center of a private road more graticularly described on short plat approval recorded at makes 46 and 43J of Book 1 of Short Plats under Audito on 1252 and 1252 accords of Stramma County, Washington, thence coutherly along the center of chief road to a right that pears north 88 12:57 west from the cutter point of beginning there would be 12:47 west 710,57 feet to the true point of the true point of

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bill fre time and continued of intermediate are so there: The product that there there and fire hundred and holico hundred and molico them beld, the receipt tributor in heady actionalized, and the trainer in their constants and be) Dollars. (\$ 1,00.00 Che hundred and mo/200 dig of Catober

, 19 76 . Chi) Dichars, orient purchaser's reliant, we or before the .(\$ 100.00 this of cath arcocading calendar month until the balance of said and One hundred and no/100purchase price shall have been fully paid. The purchase thereares in pay (more) on the dividahing believe of said purchase price or more at purchaser's epilon, on or before the per trul per submit from the 20th which interest that he deducted from each threstiment payment and the bittance of each payment applied in reduction of principal

All payments to be made Leteunder that be triate at 1014 H. E. 64th St. Vancouver, Washington 98665 or at such other place as the seller may direct in writing. Any and all balances remaining unpaid on Sept. 20, 1987 will become due and payable

No. ... 42,87 TRANSACTION EXCISE TAX 003, 25 1975 Amount Pald 2236

Skamania County Treaspror As referred to in this contract, "date of cloping" shall be .. Samtiankor 20, 1976...

By modeletime and the first the purchaser resumes ay, general to pay before delicitatory all taxes and assessments that may as between granter and gradies become a lien on said to a citate; and it by the tested of the contract or other encumbrance, or has assumed payment of any purchase subject to purchase subject to the encumbrance or has assumed payment of all payment of purchase subject to, any taxes or escessments now a lien on raid creatests, the purchaser agrees will the purchase before the buildings now and hereafter placed on raid real state (2) The purchaser agrees, will the purchase parties by fully paid, to keep the buildings now and hereafter placed on raid real state (2) The purchaser agrees, will the purchase payer by both fits and windiferra its a company acceptable to the seller and for the cellury benefit, as its interest may appear, and to pay all premiural therefor, and to deliver all policies and renewals thereof to the seller in the cellure benefit, as its interest may appear, and to pay all premiural therefor, and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full impection of haid real estate has been made any that neither the caller nor his arisins shall be held to any coverant respecting the concilion of any improvements thereon nor shall the purchaser or caller or the anison of either be held to any coverant respecting the concilion in improvements are repairs timess the coverant or agreement relied on is contained herein or is any coverant or agreement for allest an associated herein or is in writing and attached to and made a parts of this contrast.

in writing and attached to and inside a gast of this contract.

(4) The purchaser assumed all hazards of dayages 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 leat thereof for public use; and agrees that no such demand, constitute a feither of consideration. In case any part of usid real citate is taken for public use, the portion of the condemnation, award to the realisting of realisting after payment of real-saids expenses of protocring the same shall be paid to the seller and applied as payment, on the purchase remaining after payment of real-saids as the purchaser to apply all or a portion of our leader of the realisting of the realisting of such tion of any improvements, damigned by such diffing, for come of destruction from a part insured (galact, the proceeds of such insurance remaining after payment of the resultance of protocring the same obtained to the retrievation or rebuilding of such insurance remaining after payment of the resultance of protocring the same obtained to the sales for application on the taperventions willing a resultance price herein.

unchase price herein.

(3) The selier has delivered, or agrees to deliver solide 15 days of the date of closing, a purchasery rolley of filly issuingle in langual form or commitment therefor, issued by primer handout of the purchase of commitment for the full analysis of the purchaser of the following by remote of the first and the price against loss of decision by remote of the commitment of the purchase of the commitment of the following the commitment of the commitment of

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a. Printed spaces and appearing to said restry form;

b. Takes of natural responses thick by the forms of the continue, the parchaset to to assume, or as to which the somewhere thereinfore to to be access and of an intermediate.

to be a consider an Jost and consider which select is implement and real entries and many mortgage or allow obtaining which is the constant of the constant in the select in the purpose of this paragraph (5) shall be discussed defents in their attick.

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REAL ESTRITE CONTRACT

September, 1976 day of THIS CONTRACT, made and entered into this 20th

between Warren S. Sawyer & Ruth M. Sawyer, husband & wife

bereinafter called the "sciler," and Alfred Ferreira Jr. & Judy V. Ferreira, husband & 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 County, State of Washington: destribed real estate, with the appurtenances, in Skannania Skannania (NE4) of Section 20, Township Beginning at the Southeast corner of the Northeast Quarter (NE4) of Section 20, Township 2 North, Range 5 E. W. M.; thence North 1º23'19" east along the east line of said NE4 2 North, Range 5 E. W. M.; thence North 1º23'19" east along the cast line of said NE4 2 North Range 5 E. W. M.; thence North 1º23'19" east along 1,374.90 feet to the true point of beginning; thence continuing North 1º23'19" east along said east line 599.37 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NEW NEW) of Section 20; thence North 88 12157 West along the south line of the North Half of the Northeast (marter of the Northeast west along the south line of the North Half of the Northeast Quarter of the Northeast Guarter (N/2 NEW NEW) of said Section 20, 654.18 feet to the center of a private road more wharter (NY NEW NEW) of said Section 20, 57%,10 feet to the center of a private road more particularly described on short plat approval recorded at pages 43 and 43J of Book 1 of Secrit Flats under Auditor's File No. 82512, Records of Skamenia County, Washington; thence southerly along the center of said road to a point that bears forth 88 12:57" west from the true point of beginning; thence south 88 12:57" east 710.57 feet to the true point of beginning.

The terms and conditions of this contract are as follows: The purchase price is Thirteen thousand five hundred) Dollars, of which) Dollars have (\$ 3 , 500 • QQ been paid, the receipt whereof is hereby acknowledged, and the inlance of said purchase price thall be paid as follows:) Dollars, One hundred and no/100 ----, 19 76: day of Jotaber day of each succeeding calendar month until the balance of said or more al purchaser's option, on or before the 20th or more at purchaser's option, on or before the day of each rucceeding colendar month until the balance of said purchase price shall have been fully paid. The purchaser further agr. to pay interest on the diminishing balance of said purchase price per cent per annual from ':e 20th day of September 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 1014 K. E. 64th St. Vancouver, Wachington 98665 or at such other place as the seller may direct in writing.

Any and all balances remaining unraid on Sept. 20, 1981 will become due and payable in full.

No. 4287 TRANSACTION EXCISE TAX

007 25 1976 Amount Paid 7/35

As referred to in this contract, "date of closing" shall be... September 20, 1976.

(1) The purchaser assumes and agrees to pay before designeous all taxes and assessments that may as between manter and agrees to pay before designeously the contract the purchaser has assumed payment of any mortgage, the results of other encountration, or has assumed payment of or agreed to purchase subject to, any taxes or assessments alway a lim on said contract, the purchaser agrees to pay the same before dataquency.

(2) The purchaser agrees to pay the same before dataquency.

(2) The purchaser agrees until the purchase price is fully paid, to keep the buildings and and be rafter placed on said real estate insured to the actual cash value thereof against loss or darings by both fire and wordstorm is a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all permiums therefor and to (cliver all pairs) and resewals thereof to the seller.

the sellers bettern, as an interest may appear,

(3) The purchases agreen that full inspection of said real entate has been made and that no the seller nor his assigns shall be held to

(3) The purchases agreen that full inspection of any improvements thereon nor shall the purchaser is seller or the assigns of either he held to

to any covenant respecting the condition of any improvements or repairs unless the covenant or agreement relied on is contained herein or is
any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is
any covenant or agreement for alterations depressed in virtue and advanced to any improvements naw on said real estate or hereafter placed

(A) The purchaser agrees that full inspection of said real estate or lead to the said of the said

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 view on said real estate of hereafter placed (4) The purchaser assumes all hazards of damage to or destruction of any improvements view on said real estate of hereafter placed (4) The purchaser assumes all hazards of damage to red thereof for public use; and agrees that no such damage, destruction or taking shall consider a silicate or any part of said real estate is taken for public use; the pottion of the condemnation award to the condemnation award to the consideration. In tase any part of said real estate is taken for public use; the pottion of the applied as payment, on the purchase remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment, on the purchaser remaining after payment of the reasonable expense 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 devoted to the restoration or rebuilding of such improvements within a reasonable time, unless parchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The realer has delivered, or agrees to inline within at the same shall be delivered.

purchase pure nerein.

(3) The relier has delivered, or agreet to follow, within 15 days of the date of closing, a purchaser's policy of title insurance in the date of commitment therefor, issued by Process NATIONAL True IMMEAN'S COMPANY, inturing the purchaser to the full amount of said purchase price against loss or damage by season of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

puons outer than the following:

6. Printed general exceptions appearing in 1827 policy form;

I be the or encumbrances which by the terms of this contract the purchaser is to assume, or 181 to which the conveyance hereunder is to be made subject; and

is to be made subject; and

c. 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 purgraph (5) shall be deemed defects in seller's tillic.

(C) If refer to the mid was mid real experience religion to the art and medical considerate mostly which we have the religion to the considerate of the religion of the religi (1) The under large, must reached the experience of the set that the set of t (a) These a different date is provided for herein, the purchaser shall be written to increasion of said religiously to the purchaser shall be written to increase the purchase of the increase of the purchaser of Sums sum to included in any judgment or decree enterior in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the terminatio IN WITNESS WHI REOF, the parties hereto have executed this instrument as of the STATE OF WASHINGTON County of Clark On this day personally appeared before me Warren S. Sawyer & Ruth M. Sawyer, 5. Mother copyon to be the individual of described in and who executes the within and foregoing instrument, and acknowledged that free and voluntary act and deed, for the uses and purposes their the algoed the same as they September, 1976 GIVEN under my hand sud official seal this 20th ilav ol 200 d for the State of Washington, Notory Public redding at Vanapuver, Mashington 83052



TITLE INSURANCE

ATISON COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO

MUDITINEY REALTY

12312 N. E. 76th St. Vancouver Was lington 98662

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(6) If seller's title to cald real enate is subject to an existing contract or contracts under which saler is purchasing said in or any mostages or other obligation, which saler is to pay, seller agrees to make such payments in accordance with the terms the upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so as the applied to the payments next falling due the seller under this contract.

(2) The seller agrees, upon receiving full taytent of the purchase price and interest in the manner above specified, to receive and deliver to purchaser a statutory warrant. Fullfillment deed to said real estate, excepting any part thereof herester 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: none.

(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 buildings 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 evenants to pay all service, installation or construction charges for water, sewax, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession. 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; be to maintain insurance, as herein required, the seller may make on such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from state of payment until repaid, shall be repayable by purchaser on seller's demand, all without projudice to any other right the seller might have by reason of such default

(12) Time is of the essence of this contract, and it is accepted that in case the purchaser shall fell to compile with or next to the purchaser.

iron date of payment until repaid, shall be repayable by purchaser on seller's demand, all without projudice to any other right the seller might have by reason of such default

(12) Time is of the essence of this contract, and it is asceed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any regiment required hereunder promptly at the time and in the manner herein required, the seller may elect to dectare all the perchaser rights hereunder terminated, and upon his doing so, all payments made by the purchaser shall be foreigned to the seller as liquidated damages, and the seller shall be foreigned to the seller as liquidated damages, and the seller shall have seller to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of all demands, notices or other papers with respect to ferfeiture and termination of purchaser of all demands, notices or other papers with respect to ferfeiture and termination of purchaser of all demands, notices or other papers with respect to ferfeiture and termination of purchaser of all demands, notices or other papers with respect to ferfeiture and termination of purchaser of all demands, notices or other papers with respect to ferfeiture and termination of purchasers last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant or this contract, including suit to collect any payment required aums shall be included in any judgment or decree entered in such suit. With sums shall be included in any judgment or decree entered in such suit.

It the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees in all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

In WITNESS WHEREOF, the nartie

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above

NESS WHERE	OF, the parti	es hereto have e	ecuted this in	larne-	n of	Sawe	22	(Seal)
	16,1050	2122233		Roth	m	Saug	w	(stal)
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WASHINGTO	(Fa)	1404 7		*		4	N	
Clark	40.8	4997	a Sawv	er & Ruth	M. Saw	rer,		

County of on this day personally appeared before me Warren S. Sawyer & Ruth M. Sawy

S. No the known to be the individuals executed in and who executed the within and toregoing instrument, and acknowledged that

No me kno No me No me No me signed the same as their tnew

free and voluntary act and deed, for the uses and purposes

STATE OF

The figure in a nationed.

20th

September, 1976 and for the State of Washington, fare Kotary Public 41 9

residing as Vancouver, Warhington

53052



ATICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

HIDLISKY REALTY

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CONSTRUCTION CONTRACTOR S USE.
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WAS RECORDED IN BOOK
OF MCC AT PAGE 795
RECORDS OF SKAMANIA COUNTY, WASA
COUNTY AUDITOR
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