

(6) If seller's title to said real estate is subject to an existing lien, pact or contracts under which seller is purchasing said real estate, or any mortgage, deed of trust 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 then 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) Subject to right of way for State Highway No. 8, and easement for highway slopes and embankments granted to the State of Washington by deed dated April 9, 1949, recorded at page 405 of Book 32 of Deeds, records of Skamania County, Washington.

(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 covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage 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 10% per annum thereon from date of payment until repaid, shall be repayable by 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 forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no warranty by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

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.

(11) Upon seller's election to bring suit to enforce any covenant 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 sums shall be included in any judgment or decree entered in such suit.

If 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 fee and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

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

STATE OF WASHINGTON,
County of Skamania

On this day personally appeared before me RUBEN F. GRANT and EVELYN GRANT, husband and wife, to me known to be the individual(s) 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 1st day of March, 1977.

Notary Public in and for the State of Washington
residing at Stevenson, Washington.

WHEN RECORDED, RETURN TO



88659



SAFECO TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE
STATE OF WASHINGTON
COUNTY OF SKAMANIA

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

| |
|-----------------|
| REGISTERED |
| INDEXED: DIR. 6 |
| INDIRECT |
| RECORDED |
| COMPARED |
| MAILED |

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF 1977, FILED BY

OF Stevenson, Washington

AT 10 A.M. 3 - 1977

WAS RECORDED IN BOOK 72

OF 111-1 AT PAGE 346

RECORDS OF SKAMANIA COUNTY, WASH.

BY 111-1

COUNTY AUDITOR

111-1

REAL ESTATE CONTRACT

SCHEDULE "A"

Legal Description

Beginning at the southwest corner of Lot 16 of Block Seven of Riverview Addition to the Town of Stevenson according to the official plat thereof, thence north 55°30' east 175 feet to the initial point of the tract hereby described; thence north 34°30' west 105 feet; thence north 55°30' east to the center of Kanaka Creek Road, so-called and now abandoned; thence southerly along the center of the said road to intersection with the northerly line of State Highway No. 8 as presently located and established; thence south 55°30' west along the northerly line of the said highway to the initial point.

Beginning at the intersection of the southerly line of the road known and designated as Vancouver Avenue and the center line of the Kanaka Creek Road, so-called and now abandoned; thence southeasterly following the center of the said Kanaka Creek Road to the northerly line of State Highway No. 8; thence northeasterly following the northerly line of the said highway to intersection with the center of Kanaka Creek; thence northerly following the center of Kanaka Creek to a point due east of the point of beginning; thence west to the point of beginning.



J. H. Clark
Notary Public
State of California

J. H. Clark