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REAL ESTATE CONTRACT

MOOT 72 PAGE 43

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THIS CONTRACT, made and entered into this 25th day of March, 1977
between HELEN M. FREEMAN, a widow,

hereinafter called the "seller," and MARVIN G. COLLIER and GRETCHEN L. COLLIER,
have neither called the "purchaser," husband and wife,

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 covenants, in **Skamania** County, State of Washington:

All of Lot 6 and Lot 7 EXCEPT the north 20 feet thereof, of Block
Four of the SECOND ADDITION TO HILLCREST ACRE TRACTS according
to the official plat thereon file and of record at page '00
of Book A of Plats, Records of Skamania County, Washington.

The terms and conditions of this contract are as follows: The purchase price is **Thirty-six Thousand and
No/100----- 36,000.00** less of which
Five Thousand and No/100----- 5,000.00 Dollars less

The purchasers agree to pay the balance of the purchase price in the sum of Thirty-one Thousand and No/100 (\$31,000.00) Dollars in monthly installments of Two Hundred Fifty and No/100 (\$250.00) Dollars, or more, commencing on the 1st day of May, 1977, and on the 1st day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of eight percent (8%) 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.

Columbia Gorge Bank, Stevenson, Washington,
until further notice.

April 1, 1977

April 1, 1977

2. The amount of the principal sum of the loan, less the amount of the principal sum of the loan which has been paid by the Borrower to the Lender prior to the date of the payment of the principal sum of the loan.

For more information on this project, see [Project Alpha](#). For other projects, see [Project Beta](#), [Project Gamma](#), and [Project Delta](#). The [Project Alpha](#) dashboard includes a section for tracking the progress of this specific task.

(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 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 next falling due the seller under this contract.

(9) 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, 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) General Taxes for 1977 which will be pro-rated as of April 1, 1977; and

b) Restrictive covenants of record.

(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 same, 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 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 its performance 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 waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Sent to the 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 fees 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.

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STATE OF WASHINGTON,

County of Skamania

ss.

On this day personally appeared before me HELEN M. FREEMAN, a widow, to me known to be the individual described in and who executed this with the foregoing instrument, and who acknowledged that she signed the same at her home, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of March 1977.

WHEN RECORDED, RETURN TO:

Stevenson
Voters Public Library and the Skamania County
Historical Society

4575



SAFECO 

SAFECO TITLE INSURANCE COMPANY

NOTARIAL RESERVE FOR RECORDER'S USE

Filed for Record at Request of

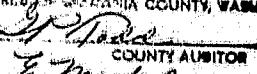
NAME

ADDRESS

CITY AND STATE

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MAY 1 1977	
RECORDED	
COMPILED	
MAILED	

I HEREBY CERTIFY THAT THE INSTRUMENT CLEARED FOR RECORDING AT 1:30 P.M. MARCH 25, 1977 WAS RECORDED IN BOOK 72 OF Deeds, AT PAGE 431, RECORDS OF SKAMANIA COUNTY, WASHINGTON.


COUNTY AUDITOR
E. Mayfield
DEPUTY

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53736

REAL ESTATE CONTRACT

BOOK 72 PAGE 431

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THIS CONTRACT made and entered into this 25th day of March, 1977
between HELEN M. FREEMAN, a widow,

hereinafter called the "Seller," and MARVIN G. COLLIER and GRETCHEN L. COLLIER, husband and wife,

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 understandings as in **Claymore's** County, State of Washington.

All of Lot 6 and Lot 7 EXCEPT the north 20 feet thereof, of Block Four of the SECOND ADDITION TO HILLCREST ACRE TRACTS according to the official plat thereof on file and of record at page 100 of Book A of Plats, Records of Skamania County, Washington.

The terms and conditions of this contract are as follows: The purchase price is **Thirty-six Thousand and
No/100** \$36,000.00, Dollars, of which
Five Thousand and No/100 \$5,000.00, Dollars, is
here paid, the receipt whereof is hereby acknowledged, and the balance of \$31,000.00, whose price will be paid as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Thirty-one Thousand and No/100 (\$31,000.00) Dollars in monthly installments of Two Hundred Fifty and No/100 (\$250.00) Dollars, or more, commencing on the 1st day of May, 1977, and on the 1st day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of eight percent (8%) 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.

Columbia Gorge Bank, Stevenson, Washington,
until further notice.

April 1, 1977

在《新约全书》中，耶稣基督教导他的门徒说：“所以你们要谨慎，不要叫人叫你们为善人。因为在天上的父，只把你们称为善人。所以你们要谨慎，不要叫人叫你们为善人。因为在天上的父，只把你们称为善人。”

在《新约全书》中，耶稣基督教导他的门徒说：“你们要爱你们的邻舍，就像爱自己一样。”（马太福音 22:39）

“我就是想让你知道，你不是唯一一个被选中的人。你不是唯一一个被选中的人。”他重复道，“你不是唯一一个被选中的人。”

Therefore, the main objective of this study was to evaluate the effect of the different soil treatments on the growth and yield of the cassava plant, as well as the quality of the tuberous roots produced by the cassava plants under the different soil treatments.

¹⁰ See also the discussion of the relationship between the psychological contract and the actual contract.

(3) Notwithstanding the contents under paragraph 1 purchasing and real estate, as any mortgage or other obligation relating to the same, shall be deemed to be a contract of which for the purpose of this paragraph (3) shall be deemed

(6) 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, 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 next 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) General Taxes for 1977 which will be pro-rated as of April 1, 1977; and

b) Restrictive covenants of record.

(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 rate of 10% per annum thereon from date of payment until repaid, shall be payable 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 made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller or liquidated damages, and the seller shall have right 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 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 fees 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.

[Signature] SEAL

[Signature] SEAL

[Signature] SEAL

STATE OF WASHINGTON,
County of Skamania ss.

On this day personally appeared before me *[Signature]* HELEN M. FREEMAN, a widow, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed.

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

25th day of March, 1977

[Signature] Notary Public to and for the State of Washington

residing at *[Signature]*

WHEN RECORDED, RETURN TO

4575



SAFECO



SAFECO TITLE INSURANCE COMPANY

THIS PAGE RESERVED FOR RECORDER'S USE

COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING, FILED BY

[Signature] *[Signature]*

AT 10:00 A.M. MARCH 25, 1977

WAS RECORDED IN BOOK 72

OF Deeds AT PAGE 431

RECORDS OF SKAMANIA COUNTY, WASH.

[Signature] *[Signature]*

COUNTY AUDITOR

[Signature] DEPUTY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED	<i>[Signature]</i>
INDEXED DIR. C	<i>[Signature]</i>
SEARCHED	<i>[Signature]</i>
COPIED	<i>[Signature]</i>
MAILED	<i>[Signature]</i>

INSTRUMENT OF WRITING, FILED BY	<i>[Signature]</i>
AT 10:00 A.M. MARCH 25, 1977	<i>[Signature]</i>
WAS RECORDED IN BOOK 72	<i>[Signature]</i>
OF Deeds AT PAGE 431	<i>[Signature]</i>
RECORDS OF SKAMANIA COUNTY, WASH.	<i>[Signature]</i>
COUNTY AUDITOR	<i>[Signature]</i>
DEPUTY	<i>[Signature]</i>