

8-298

BOOK 72 PAGE 894

REAL ESTATE CONTRACT

THIS CONTRACT made and entered into this 20th day of June, 1977

Between William Prokssel & Lucille Prokssel, husband & wife

And the seller, Edin M. Walker & Lynn L. Perry

And 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 appurtenances, in Skamania County, State of Washington:

1828

Legal Attached.

WASHINGTON EXCISE TAX

JUN 2 1977



The terms and conditions of this contract are as follows: The purchase price is Eleven thousand eight hundred and no/100 (\$ 11,800.00) Dollars, of which

Two thousand and no/100 (\$ 2,000.00) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Two hundred and no/100 (\$ 100.00) Dollars, on or before the 20th day of July, 19 77,

or at the purchaser's option, on or before the 20th 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 8 per cent per annum from the 20th day of June, 19 77,

said 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 4580 Elmton Dr. West Linn, Oregon 97068

or at such other place as the seller may direct in writing.

This contract, contracts, easements of record.

Sellers agree to deed release 2 acres for \$2,000.00 cash payment in addition to

monthly payment. (Deeded parcel to be by Mutual agreement.)

As evidenced in this contract, "date of closing" shall be June 20, 1977

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or any secured payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals 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 assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is 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 now on said real estate or hereafter placed thereon, and of the holding of said real estate or any part thereof for public use, and agrees that no such damage, 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 condemnation award payable after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or replacement of any improvements damaged by such taking. In case 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 purchaser elects that said proceeds shall be paid to the seller for application. A the purchaser's election.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, insuring the purchaser to the full amount of said policy or commitment against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

a. Printed general exceptions appearing in said policy form;

b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and

c. Any other 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 paragraph (5) shall be deemed defects in seller's title.

(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 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 receive the title, 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 regular 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: no exceptions.

(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 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 day first written above.

William Prokask (SEAL)
William Prokask (SEAL)
William Prokask (SEAL)
William Prokask (SEAL)

STATE OF WASHINGTON,
County of Clark }

On this day personally appeared before me William Prokask & Lucille
to me known to be the individual so 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 10th day of June, 1977

Shirley S. Haddock
Notary Public in and for the State of Washington
residing at Vanover, Washington

84293



PIONEER NATIONAL
TITLE INSURANCE

A TITEL COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

WILKINS REALTY
12312 N. 76th St.
Vanover, Washington 98662

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Haddock Realty
OF Shirley S. Haddock

ON 11:08 A.M. - 22 1977

WAS RECORDED IN BOOK 72

OF 895 AT PAGE 895

RECORDS OF SKAMANIA COUNTY, WASH.

Shirley S. Haddock

COUNTY CLERK

W. M. Prokask

REGISTERED	2
INDEXED: DIR	2
INDIRECT	2
RECORDED	2
COMPARED	
MAILED	

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 5, EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED
AS FOLLOWS;

BOOK 71 PAGE 176
BEGINNING AT A 1/2" IRON PIPE AT THE NORTHEAST CORNER OF SAID NORTHWEST
QUARTER OF SECTION 16;

THENCE SOUTH 59° 10' 00" WEST, 1185.70 FEET;

THENCE SOUTH 59° 59' 00" WEST, 414.10 FEET TO A 1/2" IRON ROD ON THE

RIGHT-OF-WAY LINE OF A ROAD;

THENCE SOUTH 53° 38' 37" WEST, 45.27 FEET TO THE CENTERLINE OF SAID ROAD;

THENCE SOUTH 80° 47' 00" WEST ALONG SAID CENTERLINE, 100.00 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 07° 00' 31" EAST, 101.00
FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 87° 44' 32" EAST ALONG SAID NORTH LINE, 1289.08 FEET
TO THE POINT OF BEGINNING;

TOGETHER WITH A 50.00 FOOT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS
FOLLOWS;

BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY 16, THE POINT
IS SOUTH 11° 22' 50" WEST (WASHINGTON COORDINATE SYSTEM, SOUTH 11°
03' 75" FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH 40° 43' 00" WEST, 296.10 FEET;

THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT FOR AN
ARC DISTANCE OF 130.38 FEET;

THENCE NORTH 3° 22' 00" EAST, 297.21 FEET;

THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT FOR AN
DISTANCE OF 70.95 FEET;

THENCE NORTH 77° 56' 00" EAST, 1895.34 FEET;

THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT FOR AN
ARC DISTANCE OF 391.99 FEET;

THENCE NORTH 50° 26' 00" EAST, 260.49 FEET;

THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN
ARC DISTANCE OF 180.29 FEET;

THENCE NORTH 1° 13' 00" WEST, 416.52 FEET;

THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT FOR AN
ARC DISTANCE OF 219.30 FEET;

THENCE NORTH 40° 40' 00" EAST, 485.71 FEET;

THENCE ALONG THE ARC OF A 151.195 FOOT RADIUS CURVE TO THE LEFT FOR AN
ARC DISTANCE OF 38.64 FEET;

THENCE NORTH 26° 13' 00" EAST, 274.54 FEET;

THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN
DISTANCE OF 66.41 FEET;

THENCE NORTH 60° 20' 00" EAST, 145.54 FEET;

THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT FOR AN
ARC DISTANCE OF 27.96 FEET;

THENCE NORTH 80° 47' 00" EAST, 25.77 FEET;

THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN
ARC DISTANCE OF 98.61 FEET;

THENCE SOUTH 75° 03' 00" EAST, 342.17 FEET TO THE CENTER OF A 50 FOOT
RADIUS COL-DE-CAC AND THE TERMINUS OF SAID RIGHT-OF-WAY CENTERLINE,
SAID POINT BEING SOUTH 44° 12' 44" EAST, 2029.73 FEET FROM THE NORTHWEST
CORNER OF SECTION 16.