

REAL ESTATE CONTRACT

FOR AND IN CONSIDERATION of the premises hereinafter set out, I James H. Moore et alhereinafter called the seller, agrees to sell, and Luther Anderson Jr. and Jacqueline V. Anderson
husband and wife, hereinafter called the buyer,
agree to buy the following described real estate, situate in the County of Skamania, State of
Washington, more particularly described as follows, to wit:
Beginning at a point 660' west of the N E corner of S W 1/4 of S E 1/4 of Sec 19
T 2 N R 5 E thence west to existing county road thence South along East edge
of county road to a point which is the S W corner of the Durgan property, thence
North to the point of beginning, which is 4' to 14.5 acres more or less, all
in Section 19 T 2 N R 5 E (PM)No. 4840
TRANSACTION EXCISE TAX

JUN 24 1977

Amount Paid 11,600.00 Dollars

Skamania County Treasurer

By James H. Moore et alfor the sum of Eleven thousand six hundred dollars
seven hundred and no/100 dollars(\$ 11,600.00) Dollars,
(\$ 700.00) Dollars,

of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged:

balance of ten thousand nine hundred dollars (\$ 10,900.00) Dollars,
with interest at the rate of 7 per cent, per annum, as follows: Beginning on the first day of
July 1977, and on the same day in each and every month thereafter the sum of
36.78 or more, including interest on principal remaining unpaid on said day, and the balance
on the first day of each month thereafter until all principal and interest have
been paid, with the exception
that all interest on principal to all be amortized by July 1, 1981.And the buyer hereby agrees to reasonably pay all taxes and assessments, which may be levied upon said premises, and to keep the same insured against
fire, loss by theft, and other perils, in the sum of \$ 10,000.00 with the Skamania County Fire Insurance Company, as their interests appear, all said
loans to remain with the seller.And in the event that the buyer shall make default in any way of the covenants herein, or shall fail to make the payments hereunder at the times specified, the
seller agrees that the buyer may occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the
buyer is permitted to remain in possession, the seller shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to
vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall be-
come a part of said real estate, and shall not be moved or altered without the written consent of the seller.When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual
covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.When the vendor, James H. Moore et al, has fulfilled all the conditions of this contract a good and sufficient Warranty Deed shall be executed on the part of the vendor, James H. Moore et al, and
a complete abstract of title to said property, a copy of the vendor, James H. Moore et al, a contract of title insurance by a responsible title insurance company in favor of the
vendor, James H. Moore et al, shall be provided at the expense of the vendor, James H. Moore et al, and delivered to the vendor, James H. Moore et al.
No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing attached
hereto and approved by the seller, and any such assignor, shall render this contract voidable at the option of the seller.

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this

21 day of June, 1977.

Witnesses:

Seller.

Buyer.

