

71-10472
A-21-16-500

THIS CONTRACT, made and entered into this 4th day of August, 197

between WILLIAM PROKSEL and LUCILLE PROKSEL, husband and wife

the Seller, called the "seller," and RICHARD F. END, a single man,

has been called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described land, with its appurtenances, in SKAMANIA County, State of Washington:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS ON THE CENTERLINE OF A ROAD, WHICH POINT IS SOUTH $11^{\circ} 28' 59''$ EAST, 2258.01 FEET (WASHINGTON COORDINATE SYSTEM, SOUTH ZONE) FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE FOLLOWING SAID CENTERLINE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT (THE INCOMING TANGENT OF WHICH IS NORTH $01^{\circ} 13' 00''$ WEST) FOR AN ARC DISTANCE OF 219.30 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH $40^{\circ} 40' 00''$ EAST, 485.71 FEET; THENCE FOLLOWING SAID CENTERLINE ALONG THE ARC OF A 153.19 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 38.63 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH $67^{\circ} 58' 44''$ EAST, 1061.23 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 14; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 205 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH $38^{\circ} 05' 15''$ EAST FROM THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ} 05' 15''$ WEST, 1257.60 FEET MORE OR LESS TO THE POINT OF BEGINNING:

EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD.

TOGETHER WITH AND SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY 14, WHICH POINT IS SOUTH $11^{\circ} 22' 50''$ WEST, (WASHINGTON COORDINATE SYSTEM, SOUTH ZONE), 4030.75 FEET FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH $40^{\circ} 43' 00''$ WEST 296.10 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 130.33 FEET THENCE NORTH $3^{\circ} 22' 00''$ WEST 297.21 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 70.95 FEET; THENCE NORTH $77^{\circ} 56' 00''$ EAST 1045.34 FEET; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 291.99 FEET; THENCE NORTH $50^{\circ} 26' 00''$ EAST 268.49 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 180.29 FEET; THENCE NORTH $1^{\circ} 13' 00''$ WEST 416.32 FEET; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 219.30 FEET; THENCE NORTH $40^{\circ} 40' 00''$ EAST 485.71 FEET; THENCE ALONG THE ARC OF A 153.195 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE 38.64 FEET; THENCE NORTH $26^{\circ} 13' 00''$ EAST 274.54 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 69.41 FEET; THENCE NORTH $8^{\circ} 20' 00''$ EAST 145.54 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 77.96 FEET; THENCE NORTH $80^{\circ} 47' 00''$ EAST 252.77 FEET; THENCE ALONG THE ARC OF A 60 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 98.51 FEET; THENCE SOUTH $5^{\circ} 03' 00''$ EAST 342.17 FEET TO CENTER OF A 50 FOOT RADIUS CUL-DE-SAC AND THE TERMINUS OF SAID RIGHT-OF-WAY CENTERLINE, SAID POINT BEING SOUTH $44^{\circ} 12' 44''$ EAST 2203.73 FROM THE NORTHWEST CORNER OF SAID SECTION 16.

See Attached Legal Description.

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SUBJECT TO: Easements of record; Contract of Sale, dated June 15, 1967, recorded under Auditor's File No. 73612, assigned by instrument recorded under Auditor's File No. 74967; Deed from the State of Washington, vestees hold title to the said real property subject to reservation of oil, gases, coal, ores, minerals and fossils as therein set forth and subject to reservations of rights for the removal of timber, minerals, sand and gravel pursuant to R.G.W. 79.12.410, 79.36.010, and 79.36.240, said reservations being enforceable by the State of Washington on payment of reasonable compensation therefor.

The terms and conditions of this contract are as follows: The purchase price is ELEVEN THOUSAND FIVE HUNDRED AND NO/100ths-

TWO THOUSAND THREE HUNDRED AND NO/100ths----- \$ 11,500.00 Dollars, of which
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: \$ 2,300.00 Dollars have

ONE HUNDRED THIRTY-TWO AND 41/100----- \$ 132.41 Dollars,

or more at purchaser's option, on or before the 5th day of September, 19 77,

and ONE HUNDRED THIRTY-TWO AND 41/100----- \$ 132.41 Dollars,

or more at purchaser's option, on or before the 5th 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 8-1/2 per cent per annum from the 5th day of August, 19 77, 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 or at such other place as the seller may direct in writing.

IT IS A CONDITION OF THIS AGREEMENT THAT THE PURCHASER TO PAY TAXES AND INSURANCE AS THEY BECOME DUE.

As required by law, the date of closing shall be

August 5, 1977

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee hereafter become due on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other indebtedness, or the assumed 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, at 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 be the obligor 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 taking 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 remaining after payment of reasonably expected of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration 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 on the purchase price herein.

(5) The seller has procured, 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 SAAPS Title Insurance Company, insuring the purchaser to the full amount of said purchase price 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:

- Printed general exceptions appearing in said policy form;
- 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 to;
- 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, notice of which for the purpose of this paragraph (5) shall be deemed to be 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 payment, 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 now being due the seller under this contract.

For complete copy of this contract, see Auditor's File No. 73612, assigned by instrument recorded under Auditor's File No. 74967, Deed from the State of Washington, vestees hold title to the said real property subject to reservation of oil, gases, coal, ores, minerals and fossils as therein set forth and subject to reservations of rights for the removal of timber, minerals, sand and gravel pursuant to R.G.W. 79.12.410, 79.36.010, and 79.36.240, said reservations being enforceable by the State of Washington on payment of reasonable compensation therefor.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the month when such is due, to execute and deliver to the purchaser a satisfactory warranty of fulfillment of the covenants and conditions herein set forth, and to execute and deliver to the purchaser a deed of reservation of oil, gas, coal, ores, minerals and fossils as therein set forth, and to execute and deliver to the purchaser a deed of reservation of rights of way for the removal of timber, minerals, sand and gravel pursuant to R.C.W. 79.12.410, 79.36.010, and 79.36.240, said reservations being enforceable by the State of Washington on payment of reasonable compensation therefor.

Deed from the State of Washington, vests title to the said real property subject to reservation of oil, gas, coal, ores, minerals and fossils as therein set forth, and subject to reservations of rights of way for the removal of timber, minerals, sand and gravel pursuant to R.C.W. 79.12.410, 79.36.010, and 79.36.240, said reservations being enforceable by the State of Washington on payment of reasonable compensation therefor.

(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 shall 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 sue for payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereafter, shall be payable by purchaser on seller's demand, all without prejudice to any other right the seller may 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 to 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 rendered, 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.

4975
William Proksel
Luceille Proksel
Richard F. Erb

STATE OF WASHINGTON,
County of Clark

On this day personally appeared before me William Proksel and Luceille Proksel
to me known to be the individuals 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 9th day of August, 1977
Karin A. Gullison
Notary Public in and for the State of Washington
residing at Vancouver

54580



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

Mail to:

NAME Mr. & Mrs. William Proksel
ADDRESS 4580 Blarney Drive
CITY AND STATE West Linn, Oregon

REGISTERED	INDEXED: DIR	INDEXED: I
RECORDED	COMPARED	MAILED

THIS SPACE RESERVED FOR RECORDER'S USE

COUNTY OF SKAGANIA
I HEREBY CERTIFY THAT THE
INSTRUMENT OF VENTURE FILED BY
Shirley L. Smith
OF Vancouver, WA
AT 2:30 P.M. Aug 9 1977
WAS RECORDED IN BOOK 73
OF RECORDS AT PARCEL 14
RECORD OF SKAGANIA COUNTY, WASH.
E. J. [Signature]
COUNTY CLERK