

84455

## REAL ESTATE CONTRACT

BOOK 73 PAGE 38

THIS CONTRACT, made and entered into this 16th day of July, 1977

between TED W. KENT and LAVONE I. KENT, husband and wife,

hereinafter called the "seller," and GREGORY E. BUTSCH, a single man,

hereinafter 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 real estate, with the appurtenances, in Skamania County, State of Washington

(see EXHIBIT "A" attached)



The terms and conditions of this contract are as follows: The purchase price is SEVEN THOUSAND FIVE HUNDRED..... \$7,500.00 Dollars, of which ONE THOUSAND EIGHT HUNDRED SEVENTY FIVE..... \$1,875.00 Dollars have been paid; the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The balance of the purchase price in the amount of \$5,625.00 together with interest on deferred balance at the rate of 8 1/2% per annum, to be paid as follows: Not less than \$65.00, including interest on the 15th day of August, 1977 and a like payment of \$65.00 including interest on the 15th day of each month thereafter, until the purchase price and interest is paid in full; it being understood that out of the payments made each month, first shall be deducted the interest due and owing at time of payment and the balance applied to principal. Purchaser may make larger or additional payments at any time.

No. 4905  
TRANSACTION HOUSE TEL.

JUL 19 1977  
Amount Paid \$1,875.00

Skamania County Recorder  
By [Signature] Deputy Recorder

All payments to be made hereunder shall be made at 200 Promenade Bldg., Oregon City, Oregon 97045, or at such other place as the seller may direct in writing.

As related to in this contract, "date of closing" shall be date of execution of this contract.

(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, deed of trust, contract or other encumbrance, or has 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 thereof; 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 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 consideration award remaining after payment of reasonable expenses 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 expenses 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 delivered, or agrees to deliver within 10 days of the date of closing, a purchaser's policy of title insurance in standard form or a commitment therefor, issued by SAFECO 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:

- a. Known 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 thereunder is to be made subject, and
- c. 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, none 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, deed of trust or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and in 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 hereof 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:

### Easements and restrictions of record, if any.

(8) Unless a different title is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain same 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 same to fall into disrepair, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all taxes, installation or construction charges for water, sewer, electricity, gas 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 this 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 sum 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.

Gregory E. Butts (SEAL)  
Ted W. Kent (SEAL)  
Lavone I Kent (SEAL)

STATE OF WASHINGTON,  
 County of CLARK

On this day personally appeared before me TED W. KENT and LAVONE I KENT, husband and wife,  
 to me known to be the individual 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 14th day of July, 1977.

[Signature]  
 Notary Public in and for the State of Washington  
 My office is at Washougal

WHEN RECORDED, RETURN TO



SAFECO TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED E  
 INDEXED D  
 RECORDED 6  
 COMPARED  
 MAILED

I HEREBY CERTIFY THAT THE WITHIN  
 INSTRUMENT OF WRITING, FILED BY  
Shirley D. Dyer  
 OF Clark County, WA  
 AT 2:00 P.M. July 19, 1977  
 WAS RECORDED IN BOOK 23  
 OF Deeds AT PAGE 38  
 RECORDS OF CLATSOP COUNTY, WASH.  
[Signature]  
 COUNTY AUDITOR

84455

BOOK 73 PAGE 10

EXHIBIT "A"

DESCRIPTION.

LOT 2 LABARRE FLAT SHORT PLAT RECORDED JUNE 18, 1975, UNDER BOOK 1 PAGE 5.  
RECORDS OF SKAMANIA COUNTY WASHINGTON, DESCRIBED AS FOLLOWS.

STARTING AT THE NORTHEAST CORNER OF SECTION 28 TOWNSHIP 2 NORTH RANGE 1  
E.W.M., AND RUN ALONG SECTION LINE SOUTH  $89^{\circ} 03' 55''$  WEST FOR 657.00'  
NORTHEAST CORNER OF WEST HALF OF NE  $1/4$  NE  $1/4$  RUN ALONG NORTH-  
CENTERLINE OF NE  $1/4$  NE  $1/4$  SOUTH  $00^{\circ} 49' 40''$  EAST FOR 226.57' TO  
INTERSECTION WITH THE SOUTH LINE OF THE RIGHT-OF-WAY OF BONNEVILLE  
ADMINISTRATION POWER LINE, RUN ALONG SOUTH LINE OF RIGHT-OF-WAY  
34' 50" WEST FOR 530.00' TO POINT OF BEGINNING, RUN SOUTH  $80^{\circ} 00' 00''$   
EAST FOR 372.74' TO NORTHWEST BOUNDARY OF LABARRE COUNTY ROAD RIGHT-OF-WAY  
RUN ALONG RIGHT-OF-WAY BOUNDARY SOUTH  $83^{\circ} 17' 06''$  WEST FOR 137.04'  
THROUGH CURVE TO LEFT WITH RADIUS OF 290.40', THROUGH CENTRAL ANGLE OF  
 $54^{\circ} 55'$  FOR DISTANCE OF 270.40', RUN SOUTH  $28^{\circ} 22' 00''$  WEST FOR 115.00'.  
LEAVE RIGHT-OF-WAY BOUNDARY AND RUN NORTH  $12^{\circ} 03' 43''$  WEST FOR 645.00' TO  
SOUTH BOUNDARY OF POWER LINE RIGHT-OF-WAY, RUN ALONG RIGHT-OF-WAY BOUNDARY N  
 $32^{\circ} 34' 10''$  E FOR 340.00' TO POINT OF BEGINNING.