## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 29th day of August, 1977

between CLIFFORD W. LONG and BARYTHE A. LONG, husband and wife

bereinafter called the "seller," and FRANK N. LUHR and DONNA E. LUHR, husband and wife

hereinafter called the "prirchaset,"

WIINESSETT! That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following scribed real estate, with the appurtenances, in Skamanle

The Southwest Quarter of the Northwest Quarter of Section 33, Township 2 North, Range 6 East, W.M.

12/3/4/5/6/78 SEP 1977 RECEIVED 100 ST. AFTER STILL UEDEBROY (B)

51m No. TRANSACILIN EXCISE TAX

Bouly & Deslipe The terms and conditions of this contract are as follows: The parchase price is Twenty-11've Thorisand and ) Dollars have

One Hundred Eighty-two and 57 100\*\*\*\*\*\*\*\*\*\* (# 182.57 ) Dobats. , 19 77. or more at purchaser's option, on or beings the

or more at purchasers option on or before the purchaser price shall have been fully paint. The purchaser turber sacred to pay interest on the diminishing belance of said purchase price shall have been fully paint. The purchaser turber sacred to pay interest on the diminishing belance of said purchase price shall have been fully paint. The purchaser turber sacred to pay interest on the diminishing belance of said purchase price at the rate of night paint. The purchaser turber sacred to pay interest on the diminishing belance of said purchase price shall be made at the purchaser turber said to be purchaser to or at such other place as the seller may threat in writing

Purchasers agree that they can pay no more than 29% of the purchase price in the year of sale. Purchaser further agrees to remove or cut no timber on said property without first obtaining witten approval of Seller during the term of the Contract and, upon receiving such of Seller during the term of the Contract and, upon receiving such approval, that any net profits from the sale of such tumber shall be applied against the Contract balance.

As relative to in this contract, "date of riosons" and he make our contract.

(1) The partitions assumes and agrees to pay rolose detiniously of the partitions has at onest payment of any mortgace, because a hear on said real estate; and if the the terms of the contract to paychase this at onest payment of any mortgace, or has assumed payment of any payment of the contract or after conventioners, or has assumed payment of the partitions of the contract or after conventioners, or has assumed payment of the payment of the contract of the contract agrees to pay its case belief as the partition agrees to pay its case price is tuly paid to keep the buildings now and hereafter placed or not real relate (2). The partitions agrees, until the partitions of the contract by both fire and wholeton in a company acceptable to the seller and to the actual tools value thereof agrees of the pay all prepruises therefor and to deliver all policies and remeasis thereof to the sellers inconfit, as the interest may appear, and to pay all prepruises therefor and to deliver all policies and remeasis thereof the sellers.

(a) The prochaser agrees that full inspection of said so design has been made and that neither the affect one has a dots shall be held to any coverable respecting the condition of any inconverse its thereon has that the purchaser or agreement relief on its evolution of any coveraged or agreement or agreement relief on its evolution or as any coveraged or adjacent or agreement relief on its evolution or as any coverage of all tached to and made a part of this contract.

in writing and strached to and made a part of the contract

(4) The purchaser assumes all hears to all contract to it. destruction of any improvements now on and real erasts or hereafter placed thereon, not or the taking of said real states or any part thereof for public use, and agrees that no such demange, destruction or taking shall be read to be taking of said real states or any part of hid tool takes in cases for position of the condensation award to the condensation award to the reducing of the said tools and to be read on the reducing or entered accurate to a part of the said tools to the said to be read on the purchase remaining after payment of reasonable expense to apply all or a portion of such condensation award to the reducing or entered some the said electric to allow the outshoat to apply all or a portion of such condensation award to the reducing or entered some such that the said electric to allow the outshoat to apply all or a portion of such condensation against the proceeds of such ton of any improvements binnaged by such taking, to case of damage or destruction from the reasonable time, unless participates electric that said proceeds shall be paid to the seller for application on the improvements within a reasonable time, unless participates elects that said proceeds shall be paid to the seller for application on the improvements within a reasonable time.

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(5) The seller has delivered, or agrees to deliver within 15 days of the date of cheme, a porchaser's policy or title to-prince in standard form, or a commitment therefor, issued by frequence-tax little incorance Company, months the porchaser to the full amount of and purchase price against to a or change by reason of accest in seller's title to said real sociale as of the date of closing and containing no exceptions other than the following:

[1] The seller has delivered, or agrees to deliver within 15 days of the date of closing and containing no exceptions other than the following:

[2] The seller has delivered, or agrees to deliver within 15 days of the date of closing and containing no exceptions other than the following:

[3] The seller has delivered, or agrees to deliver within 15 days of the date of closing and containing no exceptions of the date of closing and containing no exceptions of the date of closing and containing no exceptions.

a. Printed general exceptions appearing in said policy form.

Liens or chrumbrances which by the terms of this contract the parchaser is to asseme, or as to which the conveyance herrunder is to be made subject; as:

Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation. It seller is seller by existing contract or contracts under which seller is seller in purchased on the defects in seller's seller by sine contract on any area of page of which is the particle of this putagraph (5) shall be defined defects in seller's

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(6) If selier's title to said real estate is subject to an existing conteact 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 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

deed to said real estate, excepting any part thereof hereafter deliver to purchaser a statutory warranty

deed to said real estate, excepting any part interest seasons deed to said real e

Easements, restrictions and reservations 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 doing and to main possession is some as purchaser is not in cleanly thereunder. The purchaser covenants to keep the buildings and other improvements on cod real estate in good repair and not to permit waste and not to use or permit the use of, the real estate for any ideal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sever, electricity carbage or other utility services tomobied to add real estate after the date purchaser as entitled to passession.

(4) In case the purchaser tails to make any pay ment herein provided or to maintain insurance, as become required the seller may make such payment or effect such insurance, and any amounts to paid by the seller, together with interest at the rate of 10% or a main thereon from date of payment until repaid, shall be repayable by purchaser on wiler'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 excellence with fall of the seller may have a such default.

noth 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 some with or perform any condition or accessment beroof or to make any payment required the resulted promptly at the line and in the mone been impaired the solid may clear to declare all the purchaser spits hereunder terminated, and upon his doing so, all no ments much by the nurchaser when may all improvements placed upon the real estate shall be forfeited to the selling as basistics of the selling shall have right to re-enter and take possession of the real estate; and no waiver by the related any details in the gard of the purchaser shall be constructed as a waiver of any subsaggment default.

Service upon purchaser of any subsaggment default.

Service upon purchaser of all demands notices or other papers with respect to forfeiture and one, nations of purchaser is right may be made by turted states Mall, possage pre-paol, return recipit required directed to the purchaser, has add to last known to the seller interaction, the purchaser agrees to pay a reasonable some as atterney to ree and all counts and expenses in connection with such such which is much such.

If the seller shall being suit to procure an adjudication of the termination of the purchaser agrees to pay a reasonable sum as atterney feed, and all conts and expenses in connection with such such the reasonable cost of searching records to determine the constitution of the formation and access to connection with such such and also the reasonable cost of searching records to determine the constitution of the formation and of the distance of the contraction with such such and also the reasonable cost of searching records to determine the constitution of the distance and access to connection with such such and also the reasonable cost of searching records to determine the constitution of the distance and access to connection with such such and also the reasonable cost of searching records to determine the constit

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On this day personally appeared before my . CLIF	FORD W. LONG and BARYTHE LONG
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## Transamerica Title Insurance Co

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## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this , 27 day of August, 1917

CLIFFORD W. LONG and BARYTHE A. LONG, husband and wife between

hereinafter called the "seller," and FRANK N. LUHR, and DONNA E. LUHR, husband and wife

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 Sacinania

The Southwest Quarter of the Northwest Quarter of Section 33, Township 2 North, Range 6 East, W.M.

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Correlance with

The terms and conditions of this contract are as follows: The purchase print is Twenty-five Thousand and 

One Hundred Eighty—two and 57/100\*\*\*\*\*\*\*\*\*\*\* (\$ 182.57 ) Dollars, and One Hundred Eighty—two and 57/100\*\*\*\*\*\*\*\*\*\*\* (\$ 182.57 ) Dollars, and One Hundred Eighty—two & 57/100\*\*\*\*\*\*\*\*\*\*\*\* (\$ 182.57 ) Dollars, and one Hundred Eighty—two & 57/100\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* (\$ 182.57 ) Dollars, and one apprehase's option, on or before the company of each succeeding calendar month until the balance of said or more at purchase's option, on or before the company of each succeeding calendar month until the balance of said or more apprehase roles that bags have fully resid. The succession of the company of the succeeding calendar month until the balance of said or more apprehase roles that bags have fully resid. The succession of the company of the succeeding calendar month until the balance of said or more apprehase roles that bags have fully resid. The succession of the company of the succession of the company of

or more at purchasers opinon, on or before the purchaser further agrees to pay interest on the diminishing 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 shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of nine (9) per cent per annum from the 267.26 day of August , 19 77. which interest shall be deducted from each installment payment and the talence of each payment applied in reduction of principal.

All payments to be made hereunder shall be unade at a first the state of each payment applied in reduction of principal.

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

Purchasers agree that they can pay no more than 29% of the purchase price in the year of sale. Purchaser further agrees to remove or cut no timber on said property without first obtaining written approval. of Suller during the term of the Contract and, upon receiving such approval, that any net profits from the sale of such timber shall be applied against the Contract balance.

As referred to in this contract, "date of closing" shall be, Hate of Contract

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grartor and grantee herome is lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of or agreed to purchase subject to, any taxes or assessmen 5 now a lien on said contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessmen 5 now a lien on said contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessmen 5 now a lien on said to be purchased agrees to pay the same before delunquency.

12. The purchaser agrees to pay the same before definitions, a keep the huldings now and hereafter played on said state institute to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the selber and for the selber's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the selber's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to

the seller.

(1) The purchase, agrees that full inspection of said real estate has been made and that heither the seller nor not assigns shall be held to any coverant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns shall be held to any coverant respecting the condition of any improvements or repairs unless the coverant or agreement ler alterations, improvements or repairs unless the coverant or agreement and in a provide the seller and seller and the seller and the seller and applied as payment on the purchase of the seller and applied as payment on the purchase remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase to procuring the same shall be paid to the seller and applied as payment or teasonable expenses of procuring the same shall be advocable to the rebuilding or restorable therein unless the seller elects to allow the purchaser of opiny all or a portion of such condemnation advants, the proceeds of such insurance remaining after payment of the teasonable expenses of procuring the same shall be devoted to the returning or relunding of such insurance remaining after payment of the teasonable expenses of procuring the same shall be paid to the teller for application on the improvements which to a reasonable three or of procuring the same shall be paid to the teller for application on the purchase price berein.

purchase price herein.

(5) The seller has delivered, or agrees to deliver within 5 days of the date of closing, a purchaser's holicy of title financiant in standard form, or a commitment therefor, issued by francour. This 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 sain poucy toring.
Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance have under is to be made subject; and a. Printed general exceptions appearing in said policy form;

e. Any existing contract or contracts under which seller is purchasing said real estate, and any murigage or other obligation, which seller by this contract agrees to pay, note of which it the purpose of this paragraph (5) shall be deemed defects in seller's title

(6) It seller's life to said real estate is subject to an existing contract or contracts under which seller is purchasing unit real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in secretaince with the termin thereof, and opposed feath, the purchaser shall have the right to make any payments necessary to remove the default, and any payments as 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 deed to said real estate, excepting any part thereof hereafter 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:

Easements, restrictions and reservations 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 purposes. The purchaser covenants to pay all sevice, installation or construction charges for water, sewer, electricity, parbage or other utility pervises 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 until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller 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 elect to declare all the purchaser's cights hereunder terminated, and upon his doing so, all payments made by the purchaser shall be repayable to the real estate shall be forfeited to the seller as liquidated damages, and the seller shall be to re-enter and take possession of the real estates shall be forfeited to the seller as liquidated damages, and the seller shall be construct as a waiver of any subsequent default.

Service upon purchaser of all derivands, notices or other papers with respect to forfeiture and termination of the purchaser's rights may be made by United States Mall, postage pre-paid, return receipt requested, directed to the purchaser at his as dress hall known to the seller shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudica

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.
	(SEAL)
	(SEAL)
	At the same of the State of the same
	(SLAL)
	There is the first (SEAL)
STATE OF WASHINGTON.	
STATE OF WALIER OF	
County of Thurston	
	CLIFFORD W. LONG and EARYTHE A. LONG
On this day personally appeared before me	CHIFFORD W. How division that
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 perposes
therein mentioned.	
GIVEN under my hand and official scal this	day of August, 1977,
	day of August, 1977
	Notury Public in and for the State of Washington,
	residing at Olympia

## Transamerica Title Insurance Co



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