REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 2644 way at September, 1977. between LOUIS LA RUE and MARVEL M. LA RUE, husband and wife,

hardwarfer called the "seller," and WAYNE F. LAMKIN and GLENICE LAMKIN, 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 extore, with the appurtenances, in Skamania

See Attached



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** terms and conditions of this contract we as followed the purchase price is Eighteen Thousand and No/100 ***

the mode that receipt where of the news acknowledged, and the transport of the contract of the

One Thousand Three Hundred and NO 100 Dollars (\$1,300.00) plus interest at 4% on the then un id b tance of \$13,000.00 to be paid March 24, 1978, and One Thousand Inree Hundred and NO/100 Dollars (\$1,300.00) or more but not to exceed \$2,500.00, including interest) every stage months there fter together with 4% interest on the tien unpaid contract balance. No more than \$5,000.00, including a terest, shall be paid during any calendar year without the written permission of the sellers.

> 5145 TRANSACTION EXCISE TAX

> > SEF 2 7 1927

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Section 1 2/2, 1977 amening "Associate the Constraint States"

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- 2. The problems agrees, 2001 We proteste acres is fully most, to being the ministry, you and hereafter played in this circles in circles, including the content of the problems in a configuration of the following the followi
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(6) If seller's tille to said real estate is subject to an existing contract or contracts under which seller is purchasing said accordance with the Perms thereof, and upon default, the purchaser shall have the right to make any payments in move the defau't, and any payments so made shall be applied to the payments next falling due the seller under this contract. PAGE 548

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, the execute and deliver to purchaser a statutory warranty fulfillment port fliereof hereafter taken for public use, free of encumbrances except any that may attach after date of classing through any person other than the seller, and subject to the following: deed to said real estate, excepting any

(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 passession so long as purchaser is not in default hareunder. 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 for water, sower, electricity, garbage or other utility services furnished to said real estate after the flate purchaser is en-

(9) In case the purchaser fails to make any payment herein provided or to maintain inscitance, as herein required, the caller may make such payment or effect such insurance, and any amounts as paid by the seller, together with interest of the rate of 10% per annum therein from date of payment until repaid, shall be reopache by purchaser on seller's demand, all (10). Time is all 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 hereal or to make any payment required hereunder pumpily at the time and in the manner therein and to the seller may elect to declare all the purchaser's rights hereunder terminated and upon his doing so, all payments added damages, and the seller shall have right to re-enter and take passession of the real estate shall be fortisted to the seller as liquidated damages, and the seller shall have right to re-enter and take passession of the real estate, and no warver to the seller as liquidated damages, and the seller shall be constitued as a warver of any subsequent default.

Service upon purchaser of all demands, natices or other papers with respect to larteritive and term into a purchaser's last known to the seller.

(11) Upon seller's election to bring out to enforce any covenant of this contract, including suit to collect any payment

last known to the sciler.

(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 altorney'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 on adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as altorney's fees and all costs and expenses in connection with such suit, and also the reasonable cast of searching records to determine the condition of title of the date such suit is

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above. ISFAL ISEAL STATE OF WASHINGTON. SEAL County of On this day personally appeared before me LOUIS LA RUE and MARVEL M. LA RUE, husband & wife, to me known to be the individual S described in and who are uted the within and faregoing instrument, and acknowledged that signed the same as their free and valuntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official small this excitte day of September, 1977 Sofars Public in and for the frate in hardingion WHEN RECORDED, RETURN TO n suhap at ____Stevenson 84973

SAFECO	SAFECO TITLE INSURANCE COMPAN	THIS SPACE OF TANED FOR RECORDER'S USE
		I HEREBY CERTIFY THAT THE WITHIN
Filed for Record at Ri	equest of	OF Stances Of
	REGISTERED E INDEXED: DIN. E	AT 11.35 M 9- 28 1977 WAS RECORDED IN SOOK 73
НАМЕ	INDIRECT: E	OF WECK AT PAGE 547
ADURESS	RECORDED: COMPARED	SECONDE OF SICAMANIA COUNTY, WASLA
CITY AND STATE	MAILEO	ROTIONIA YTMIN

of the Street Drive County Road in the Northwest Quarter of follows:

Estimates at a post on the West boundary line of Section 11. of a Clyleron Line of Lot 1 of said section, Township and Rome, being also the Northwest corner of the South 25 acres of said Lot 1); thence Fouth 68° East 970 feet to initial point of survey; thence North 62° 15' West 275 feet to center of Castales Military Road (Old County Road); thence following said road in a Northwesterly direction to the intersection of said road with the Division line of Lot 1 at corner; thence East 1,320 feet, more or less to the East line of Lot 1; thence scath on East line of Lot 1 about 515 feet to the Government Meander Line of the North shore of the Columbia River; thence following said Marier line in a Southwesterly direction to a point where initial bears North 43° 40' West 300 feet, more of less; thence North 43° 40' West to the place of beginning; EXCEPT right of wa; of the Spokane, Portland & Seattle Railway Company and Count roads; and EXCEPT easements conveyed by Julius Gory and Anna nis wife, to Frank Konopski for the uninterrupted right of icar so and egress to and from a certain barn.