

84442

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 15 day of July, 1977
between William Prokso, & Lucille Prokso, husband & wife

Grantor, called the "seller," and Barry E. Brammer and Leslie Brammer, husband & wife

Recipient 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:

Legal attached.

The terms and conditions of this contract are as follows: The purchase price is Eleven thousand five hundred and no/100 (\$ 11,500.00) Dollars, of which Twenty five hundred and no/100 (\$ 2,500.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

within 30 days of purchaser's option, on or before the 15 day of August (\$ 120.00) Dollars, and the balance of said purchase price shall be paid as follows: on or before the 15th 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 2 per cent per annum from the 15th day of July, 1977, which interest shall be deducted from each installment payment and the balance of each payment applied to reduction of principal. All payments to be made hereunder shall be made at 4180 Elmira Dr., West Linn, Ore. 97068 or at such other place as the seller may direct in writing.

TRANSACTION EXCISE TAX

JUL 25 1977

Amount Paid 7.15

Skamania County, Wash. seller
By *[Signature]*

As referred to in this contract, "date of closing" shall be July 15, 1977

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and recipient become a lien on said real estate; and if by the terms of the contract the purchaser has assumed payment of any mortgage, judgment 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, as 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 responsible for 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 attached 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 any real estate or any part thereof for public use; and agrees that on 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 reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereon 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 hereon.

(5) The seller has delivered, 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 FIDELITY NATIONAL 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. Present record exceptions appearing in said policy form;
- b. Taxes 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; 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 defects 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 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 due 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 in said real estate, excepting any part thereof to be retained 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: **None. Restrictions, Easements, & 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 same 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 provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amount 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 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 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 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 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

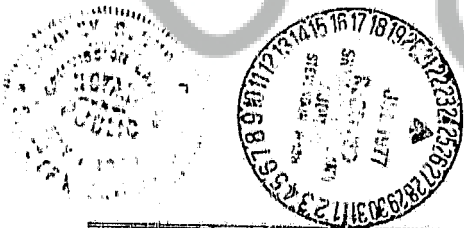
[Handwritten signatures]
..... (SEAL)
..... (SEAL)
..... (SEAL)
..... (SEAL)

STATE OF WASHINGTON,
} ss.
County of Clark

On this day personally appeared before me William Proksell & Luceille Proksell 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 20th day of July 1977

[Handwritten signature]
Notary Public in and for the State of Washington,
residing at Vancouver, Wa



84482



Filed for Record at Request of
AFTER RECORDING MAIL TO:
Hudlicky Realty
12312 N. E. 76th St.
Vancouver, Washington 98662

STATE OF WASHINGTON
COUNTY CLERK'S OFFICE
HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT IS TRUE AND CORRECT BY
Hudlicky Realty
Clare K. ...
11 12 AM 20 1977
RECORDED IN BOOK 73
PAGE 75
OF GRANTING COUNTY, WA
COUNTY CLERK
E. D. ...

REGISTERED
INDEXED: DIR
INDIRECT
RECORDED
COMPARED
MAILED

A portion of the West half of Section 16, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point that is on the centerline of a road, which point is South $10^{\circ} 48' 38''$ East, 2593.28 feet (Washington Coordinate System, South Zone) from an iron pipe at the Northwest corner of said Section 16;

THENCE North $01^{\circ} 13' 00''$ West along said centerline, 340.00 feet;

THENCE (leaving said centerline) North $88^{\circ} 05' 15''$ East, 1257.66 feet more or less to the West right-of-way line of State Highway 14;

THENCE Southerly along said right-of-way line, 370 feet more or less to a point which bears North $89^{\circ} 00' 00''$ East from the POINT OF BEGINNING;

THENCE South $00^{\circ} 00' 00''$ West, 1308.57 feet more or less to the POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO a 40 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 $10^{\circ} 48' 38''$ East, 2593.28 feet (Washington Coord. System, South Zone) from an iron pipe at the Northwest corner of said Section 16.

thence North $40^{\circ} 43' 00''$ West 236.10 feet;

thence along the arc of a 200 foot radius curve to the right for an arc distance of 131.38 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 71.95 feet;

thence North $77^{\circ} 56' 01''$ East 1045.34 feet;

thence along the arc of a 400 foot radius curve to the left for an arc distance of 191.00 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 180.21 feet;

thence North $1^{\circ} 13' 00''$ West 416.31 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 $6^{\circ} 20' 00''$ East 145.54 feet;

thence along the arc of a 50 foot radius curve to the right for an arc distance of 77.96 feet;

thence North $20^{\circ} 47' 00''$ East 252.77 feet;

thence along the arc of a 50 foot radius curve to the right for an arc distance of 99.61 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 2029.73 from the Northwest corner of said Section 16.