

TK

CONTRACT--REAL ESTATE

THIS CONTRACT, Made this 5th day of August, 1977, between
EMIL LANGE, and GEORGIA PEHRSSON and PETER PEHRSSON, wife and husband,
and ROGER HERRINGTON and WENDY HERRINGTON, husband and wife,
hereinafter called the seller,
hereinafter called the buyer

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Skemania County, State of Washington, to-wit:

7-5-16-D-1000
2K-10-156

SK-10456

Lot 2, Tax Lot 1600, consisting of 2 acres, LANGE'S HOMESTEAD, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

Subject to the conditions and restrictions placed upon Lange's Homestead by the dedicators thereof.

No. 5458

TR-5

Amount Paid $5.50 + 2.50 = 8.00$

Shironda County Treasurer, c

622 Karen S. Werners, et al.

for the sum of Five Thousand Four Hundred Fifty - - - - - Dollars (\$ 5,450.00)
(hereinafter called the purchase price), on account of which Four Thousand Fifty - - - - -
Dollars (\$ 4,050.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the
seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$ 1,400.00) to the order
of the seller in monthly payments of not less than Eighty and no/100 - - - - -
Dollars (\$ 80.00) each,

payable on the 10th day of each month hereafter beginning with the month of August, 1977, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; and if not paid by said date, said purchase price shall bear interest at the rate of 5 per cent per annum from said date until paid, interest to be paid monthly and * (being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The buyer warrants to and covenants with the seller that the real property described in this contract is
legally, bonded or agricultural purposes.

or (A) primarily for buyer's personal, family, household or agricultural purposes.

(B) "an organization or other entity" is a natural person, is for business or commercial purposes other than agricultural purposes, and is not a partnership, joint venture, or unincorporated association.

[illegible]

insure and keep insured an additional sum of ten percent of the sum insured by this contract, and the cost of such insurance shall be paid by the buyer.

[illegible]

Continued on reverse.

* **IMPORTANT NOTICE:** Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, at such time as defined in the Truth-in-Lending Act and Regulation Z, by making required disclosures, the contract will become a first lien in the purchase of a dwelling in which event use of the Uniform Conditional Sales Act and Regulation U will be required. Form No. 1307 or similar.

E. W. Lange, 7524 St Macadam, Portland,
Georgia & Peter Pehrsson/Oregon 97219
1907 S. Ash, Tacoma, Washington

1907 S. Ash, Tacoma, Washington

Roger and Jendy Herington
650 22nd Ave.
Longview, Washington 98632

Longview, Washington 98632

BUYER'S NAME AND ADDRESS

After retarding relay for

Roger and Wendy Harrington
650 22nd Ave.

650 22nd Ave. 08620

Longview, Washington 98632

Until a change is requested on tax statement, return is sent to the following address.

Roger and Wandy Harrington
650 22nd Ave.

650 22nd Ave.

Longview, Washington 98632

STATE OF ^{Washington} OREGON;

County of SHAMANA

I certify that the within instrument was received for record on the 19th day of January, 1978, at 11:06 o'clock A.M., and recorded in book 74 on page 142 or as file/reel number _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Witness my hand and seal of
County affixed.

BY E. M. [Signature] Deputy
Recording Officer

By E. H. H. H. H. Deputy

John W. Tice Co.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect his right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

"(12) Violation of subsection (1) of this section is a Class B misdemeanor."

Notary Public for Oregon, Washington
My Commission expires Sept. 28, 1977

