

REAL ESTATE CONTRACT

THIS CONTR-CT, made and entered into this 16th day of December, 1977,
between JACK SPRING and MELBA E. SPRING, husband and wife.

ROBERT W. GLAESER and **JULIEINA GLAESER**,
husband and wife,

borrower 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 above address, in **Shamania**, **County**, State of Washington:

The North Half of the Northeast Quarter of the Southeast Quarter (N₁/4 NE₁/4 SE₁) of Section 32, Township 2 North, Range 6 E. W. M., except the east 75' " feet thereof.

TOGETHER WITH a non-exclusive easement and right of way 30 feet in width for access and for utilities over the existing road connecting with County Road No. 1010 designated as the Frans Road.

The terms and conditions of this contract are as follows: The sum due per
FORTY-TWO and 20/100 - is \$4,000.00 - Dollars, of which
been paid the receipt whereof is hereto witnessed, and the balance shall be paid as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Seven Thousand Nine-Hundred Fifty-seven and 80/100 (\$7,957.80) Dollars in monthly installments of Seventy-six and 46/100 (\$76.46) Dollars, or more, commencing on the 10th day of January, 1978, and on the 10th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of eight per-cent (8%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchasers reserve the right at any time they are not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest, then due. This contract shall not be assigned without the express written consent of the sellers and any purported assignment thereof without such consent shall be null and void.

St. Duncan Creek Road - Skamania, Wash., 98640
December 16, 1977.

31 Duncan Road - Seattle, Wash., U.S.A.

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The first step in the process of creating a new model is to identify the key variables that are likely to influence the outcome. This involves conducting research and consulting with experts in the field to determine which factors are most important. Once these variables have been identified, they can be used to create a mathematical equation that describes the relationship between them. This equation can then be used to predict future outcomes based on current data.

The present paper is concerned with the use of the technique of electron microscopy for the detection of latex particles in the process of sedimentation analysis. The method is based on the application of a centrifuging technique which makes it possible to separate the latex particles from the suspending medium.

*/ on payment of the purchase price will deliver an owner's policy of title insurance in
the amount of the purchase price to the purchaser, issued by Transamerica Title Insurance Company, covering the property to the full amount of
the purchase price, subject to the following:*

- 8. Plaintiff general covenants appearing in said policy form;
 - 9. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or to which the conveyance herunder is to be made subject; and
 - 10. 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 account of this insurance, shall be deemed due or owing, either at the time of the making of this insurance, or thereafter.

(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 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 deliver to purchaser a statutory warranty 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:

(a) General taxes payable in 1978 and any taxes or assessments which may hereafter be levied against the above described real property pursuant to RCW 84.34; and

(b) Easements and rights of way 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 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 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 to waive by the seller of any default on the part of the purchaser and be construed as a waiver of any subsequent default.

Served 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 cost, 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.

Jack Spring (SEAL)

Melba C. Spring (SEAL)

John J. Balowen (SEAL)

STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me JACK SPRING and MELBA C. SPRING, husband and wife, to me known to be the individual(s) 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 herein mentioned.

GIVEN under my hand and official seal this

5339-244 day of December 1977.

John J. Balowen
Notary Public in and for the State of Washington,

residing at Stevenson therein.

Transamerica Title Insurance Co



Filed for Record at Request of

Name.....

Address.....

City and State.....

REGISTERED	E
INDEXED	
SERIALIZED	
FILED	

THIS SPACE PROVIDED FOR RECORDER'S USE.

RECORDED, INDEXED, FILED BY

John J. Balowen

RECORDED, INDEXED, FILED ON DEC 20 1977

AT PAGE 25

COUNTY OF SKAMANIA COUNTY, WASH.

John J. Balowen

COUNTY AUDITOR

John J. Balowen