

55518

REAL ESTATE CONTRACT

2-15-72 1
2-4-21-6-105

THIS CONTRACT, made and entered into this 22nd day of December, 1977

between ALBERT D. KETCHMARK and KAREN R. KETCHMARK, husband and wife

hereinafter called the "seller," and MICHAEL G. JOSS and DEBRA A. JOSS, 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 SKAMANIA County, State of Washington:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 6 E.W., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SECTION 27; THENCE NORTH 01°05'09" EAST 2290.16 FEET ALONG THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 89°08'43" EAST 882.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH P9°08'43" EAST 511.10 FEET TO THE POINT WHICH BEARS NORTH 01°05'09" EAST 2295.72 FEET AND SOUTH 88°54'59" EAST 1393.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING ON THE CENTER-LINE OF ROAD "B"; THENCE SOUTHERLY ALONG THE CENTERLINE OF ROAD "B" TO A POINT WHICH BEARS 01°05'09" EAST 1375.60 FEET AND SOUTH 89°55'55" EAST 1295.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD "B"; THENCE WESTERLY ALONG THE CENTERLINE OF ROAD "A" TO A POINT WHICH BEARS NORTH 01°05'09" EAST 1251.63 FEET AND SOUTH 88°55'59" EAST 1083.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD "C"; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ROAD "C" TO A POINT WHICH BEARS SOUTH 01°05'09" WEST 362.18 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 01°05'09" EAST 1021.39 FEET; THENCE NORTH 43°34'51" WEST 141.42 FEET; THENCE NORTH 45°05'14" EAST 141.42 FEET TO A POINT WHICH BEARS SOUTH 01°05'09" WEST 360.02 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 01°05'09" EAST 360.02 FEET TO THE TRUE POINT OF BEGINNING;

ALSO KNOWN AS LOT 2 A KETCHMARK SHORT PLAT, FILED UNDER AUDITOR'S FILE NO. 81464, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

NOTE: THE CENTERLINES OF ROADS "A", "B" AND "C" ARE MORE PARTICULARLY DESCRIBED IN REAL ESTATE CONTRACT DATED APRIL 30, 1975, AS RECORDED A PAGES 13 AND 14 OF BOOK 70 OF DEEDS, UNDER AUDITOR'S FILE NO. 81400, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

As referred to in this contract, date of closing is December 22, 1977.

(1) The purchaser promises and agrees to pay before deficiency and at any time or times that may be between grantor and grantee hereunder to come at law on and real estate, and at the same time of the entry of the party having demand payment of any mortgage, debt or other encumbrance, or has absolute power over it, subject to the laws of the state, county or city, area of assessments how ever on said real estate, the purchaser agrees to pay the same, including:

(2) The purchaser agrees, and the buyer agrees to fully fund to keep the insurance now and hereafter placed on and real estate, to the actual cash value thereof, against loss or damage by fire, by wind, by water or a company acceptable to the seller and for the seller's benefit, as his attorney may appear, and to pay all premium thereon, and to deliver all policies and documents thereto, to the seller.

(3) The purchaser agrees that full insurance of said real estate has been paid by the seller prior to closing, and shall be held to any covenant or condition of any instrument or agreement, but shall the purchaser or seller of the real estate will be held to any covenant or agreement for additional insurance premiums, space, and to the extent of an agreement, if any, contained herein or in writing and attached to and made a part of this contract.

(4) The purchaser assumes all costs of insurance, or any portion of any insurance premium on the real estate, as well as weather placed thereon, and of the taxes, fixed fees, and charges for public use and service that no such damage, by action or taking shall constitute a failure of consideration. In case of fire, the said real estate is taken for public use, 1/3 portion of the condemnation award received, after account of reasonable expenses of fire, and the same shall be paid to the seller and applied as payment on the purchase price heretofore paid by the seller, except in case of a portion of the condemnation award to the seller, but not to the reduction of any amount of debts, damages, or costs, above the amount of the portion of the condemnation award against the property, or such insurance, or causing the payment of the insurance premium, or a portion of it, more than is necessary for the restoration or rebuilding of such improvements, within a reasonable time, less previous costs that shall exceed that he paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to do, twelve (12) days of the date of closing, a purchaser's policy of title insurance in abstract form, or a commitment thereto, covering the title to the real estate, and 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 exception other than the following:

- a. Proved general exceptions appearing in said policy form.
- b. Liens 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 mortgages 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.

(Legal attached)

BOOK 74 PAGE

This is an existing contract of sale whereby the parties agree to the following terms and conditions.

The terms and conditions of this contract are as follows: The purchase price is \$20,000.00 Dollars, of which \$10,000.00 Dollars, of which \$10,000.00 Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

1. MINDED SEVENTY ONE AND 00/100 DOLLARS, or more at purchasers option, on or before the day of January, 1971, 1971 Dollars.

2. MINDED SEVENTY ONE AND 00/100 DOLLARS, or more at purchasers option, on or before the day of January, 1972, 1972 Dollars.

3. The balance 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 remaining balance of said purchase price at the rate of 10 per cent per annum from the day of January, 1971, 1971, which interest shall be deducted from each monthly payment, and the balance of each payment applied in reduction of principal. All payments to be made by cashier's check or money order or cashier's draft or wire transfer or at such other place as the other may direct in writing.

As referred to in this contract, "date of closing" will be December 22, 1977.

(1) The purchaser assumes and agrees to pay before delivery of any taxes and assessment that may as between grantor and grantee become a lien on said real estate and if by the terms of this contract the purchaser has assumed payment of any mortgage or other encumbrance, to make payment of or agreed to purchase subject to, any taxes or assessment now or hereafter paid on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees that the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured against loss or damage for both fire and windstorm, to 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 he, assumes shall be held to any covenant requiring the condition of any improvements thereon nor shall the purchaser or seller or the attorney of either be held to warrant and attach to and make a part of this contract.

(4) The purchaser assumes all hazard of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the cost of said real estate or any part thereto for public use, and agrees that no such damage, destruction or taking shall constitute a liability 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 expense of removal of the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller consents to allow the purchaser to pay 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 third person's act, the proceeds of such insurance remaining after payment of the reasonable expense of removing 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 herein.

(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 therefore, covering the property in full amount of the purchase price to said real estate as of the date of closing and containing no exception other than the following:

- Platted general exceptions appearing in said policy form;
- No or encumbrances which by the terms of the contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchaser 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.

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REAL ESTATE CONTRACT

10-12-71
2-2-8-109

THE CONTRACT made and entered into this 2nd day of December, 1977
between ALBERT D. KETCHUM and KAREN R. KETCHUM, husband and wife

mentalist called the "actor," and

Invitation to the "summers"

WITNESS TO: 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 covenants, as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 6 E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGING AT THE SOUTHWEST CORNER OF THE SAID SECTION 27; THENCE NORTH 01°05'09" EAST 2290.18 FEET ALONG THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 39°08'43" EAST 812.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°06'43" EAST 511.10 FEET TO THE POINT WHICH BEARS NORTH 01°05'09" EAST 2295.32 FEET AND SOUTH 03°16'59" EAST 200.58 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING ON THE CENTER-LINE OF ROAD "B"; THENCE SOUTHERLY ALONG THE CENTER-LINE OF ROAD "B" TO A POINT WHICH BEARS 01°05'09" EAST 1771.00 FEET AND SOUTH 88°33'50" EAST 1295.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTER-LINES OF ROAD "B" AND ROAD "A"; THENCE WESTERLY ALONG THE CENTER-LINE OF ROAD "A" TO A POINT WHICH BEARS NORTH 01°05'09" EAST 1201.63 FEET AND SOUTH 48°55'50" EAST 1083.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTER-LINES OF ROAD "A" AND ROAD "C"; THENCE NORTHWESTERLY ALONG THE CENTER-LINE OF ROAD "C" TO A POINT WHICH BEARS SOUTH 01°05'09" WEST 100.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 01°05'09" EAST 141.42 FEET; THENCE NORTH 43°48'51" WEST 141.42 FEET; THENCE NORTH 01°05'09" WEST 141.42 FEET TO A POINT WHICH BEARS SOUTH 01°05'09" WEST 100.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 01°05'09" EAST 300.41 FEET TO THE TRUE POINT OF BEGINNING;

ALSO KNOWN AS LOT 1, KETCHUM SHORT PLAT, KETCHUM, UNDER AUDITOR'S
FILE NO. 84961, KELLOGG OR KAMANIA COUNTY, IDAHO.

NOTE: THE CENTERLINE OF ROADS "A", "B" AND "C" ARE MORE PARTICULARLY
DESCRIBED IN THE ESTATE CONTRACT DATED APRIL 30, 1973, AS RECORDED AT
PAGE 13 AND 14 OF BOOK 70 OF PLATS, UNDER ACT 101, FILE NO. 81-009,
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

从这个意义上说，我们不能不认为，中国古典文学的“诗化”是其“民族性”的重要表现。

3.2. The empirical analysis shows that the relationship between the real estate market and the economy is very strong, both in terms of positive and negative feedbacks, and growth rates of real estate prices are highly correlated with economic variables such as GDP, interest rates, and inflation rates.

(4) The proportionality between the two variables is tested by the ratio of the standard error of estimate to the standard deviation of the dependent variable. If the ratio is less than unity, the regression coefficient is significant at the 5% level.

² See also the discussion of the relationship between the concept of the "right to life" and the right to self-determination in the section on "Human Rights and National Self-Determination."

The 2019-2020 school year was the first year of implementation of the new curriculum and its goal was to develop a greater sense of ownership and pride in our school. It started with the belief that our school culture is lacking that promotes a sense of belonging and pride. The school has been able to make great progress in the past year, but there is still work to be done. We have made significant improvements in our curriculum, teaching methods, and student engagement. We have also made significant improvements in our facilities, technology, and resources. The school has become a more welcoming and inclusive environment for all students. The school has also made significant improvements in its overall performance, including improved test scores and increased graduation rates. The school has also made significant improvements in its overall performance, including improved test scores and increased graduation rates.

The author has shown that the rate of change of the mean of a population may affect the probability of the rate becoming negative.

4. Printed government documents appearing in April, 1947 issue.
 5. Letters or telegrams sent by the author of this contract the period of 14 to 20 days, if it is within his knowledge.
 6. Any existing contract or plans held under which either a participation will be obtained, and any arrangement of other obligation, which either by law, or mutual agreement, is to be given in which the author of this contract (1) shall be used directly or under a like

(Legal attached)

BOOK 74 PAGE 4

Subject to an existing mortgage by Riverville Savings Association which seller herein agrees to continue to pay according to its terms and conditions.

The terms and conditions of this contract are as follows: The purchase price is ~~FOURTY FIVE THOUSAND AND~~ ~~(\$45,000.00)~~ ~~Dollars, of which~~ ~~TWENTY THOUSAND AND 00/100~~ ~~\$20,000.00~~ ~~Dollars have~~ been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: ~~TWO HUNDRED EIGHTY ONE AND 02/100~~ ~~(\$271.02)~~ ~~Dollars,~~ or more at purchaser's option, on or before the ~~day of January~~ ~~, 1976~~ ~~(\$271.02)~~ ~~Dollars,~~ and ~~TWO HUNDRED EIGHTY ONE AND 02/100~~ ~~(\$271.02)~~ ~~Dollars,~~ or more at purchaser's option, on or before the ~~1st~~ ~~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~~ ~~per cent per annum from the~~ ~~1st~~ ~~day of January~~ ~~, 1976~~ ~~which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at~~ ~~RIVERVILLE SAVINGS ASSOCIATION~~ ~~or at such other place as the seller may direct in writing.~~

Purchaser is subject to liability under the Lenses Incurred on the underlying mortgage held by Riverville Savings Association in case of a late payment on this contract.

As referred to in this contract, "date of closing" shall be ~~July 22, 1977~~.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage or other encumbrance, or has assured payment of or agreed to purchase subject to, any taxes or assessments now or hereafter 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 in the actual cash value thereof against loss or damage by both fire and wind storm in a company acceptable to the seller and to 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 so that whether the seller nor his agents shall be held to any covenant respecting the condition of any improvements therein 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 written 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 said real estate or any part thereof for public use; and agrees that no 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 protecting the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or reconstruction of any improvements damaged by such taking. In case of damage or destruction not so insured against, the proceeds of such insurance remaining after payment of the reasonable expense of removing 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 to the purchase price herein.

(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 thereto, ~~insuring the title to the property described in the deed to the purchaser to the full amount of~~ ~~said purchase price, except 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. Printed general exception copies in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance herunder is to be made subject; and
- c. Any zoning contract or covenants under which seller is purchasing said real estate, and any restrictions or other covenants, which seller by this contract agrees to pay, some of which for the purpose of this paragraph (5), shall be deemed defects in seller's title.

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REAL ESTATE CONTRACT

8. 100-27
2005-8-103

22nd day of December, 1977

ALBERT D. KETCHMARK and KAREN R. KETCHMARK, husband and wife

MICHAEL C. ROSS and DEBRA A. ROSS, husband and wife

customer or the "purchaser,"

WITNESSED: ... the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following
real estate, with the accompaniments, in **CHEHALIS Twp.**, County, State of Washington:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 6 E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGING AT THE SOUTHWEST CORNER OF THE SAID SECTION 27; THENCE NORTH
01° 05' 09" EAST 2290.16 FEET ALONG THE WEST LINE OF SAID SECTION 27;
THENCE SOUTH 83° 08' 45" EAST 382.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 08' 43" EAST 511.10 FEET TO THE POINT WHICH BEARS NORTH
01° 05' 09" EAST 2295.32 FEET AND SOUTH 88° 55' 59" EAST 1375.58 FEET FROM
THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING AT THE CENTER-
LINE OF ROAD "B"; THENCE SOUTHERLY ALONG THE CENTERLINE OF ROAD "B"
TO A POINT WHICH BEARS 01° 05' 09" EAST 1375.60 FEET AND SOUTH 83° 08' 45"
EAST 3795.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT
BEING THE POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD
"B"; THENCE WESTERLY ALONG THE CENTERLINE OF ROAD "A" TO A POINT WHICH
BEARS NORTH 01° 05' 09" EAST 1293.63 FEET AND SOUTH 88° 55' 59" EAST 1983.75
FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING THE
POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD "C";
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ROAD "C" TO A POINT WHICH
BEARS SOUTH 01° 05' 09" WEST 867.58 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01° 05' 09" EAST 513.30 FEET; THENCE NORTH 43° 54' 51" WEST
161.47 FEET; THENCE NORTH 47° 35' 08" EAST 141.42 FEET TO A POINT WHICH
BEARS SOUTH 01° 05' 09" WEST 360.00 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01° 05' 09" EAST 370.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO KNOWN AS LOT 2 A KETCHMARK SHORT PLAT, RECORDED UNDER AUDITOR'S
FILE NO. 1004, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

NOTE: THE CENTER-LINES OF ROAD "A", "B" AND "C" ARE MORE PARTICULARLY
DESCRIBED IN REAL ESTATE CONTRACT DATED APRIL 10, 1975, AS RECORDED AT
PAGES 13 A-14 OF BOOK 70 OF DEEDS, UNDER AUDITOR'S FILE NO. 81400,
RECORDS OF KOMOIA COUNTY, WASHINGTON.

As indicated in the comments "Max 7" should have been.....

(1) The purchaser of such land or leasehold or demesne may pay all taxes and assessments that may as between grantor and grantee, respectively become due, on and by reason of the terms of the contract the purchaser has assumed payment of all taxes and assessments, or cause to be made payment of or cause payment of or cause to purchase subject to any taxes or assessments, or a tax on said land.

1. The government must make the political process more participatory, transparent and accountable. Based on this principle, the government must increase its efforts to engage citizens in decision-making processes at all levels.

The parties or agents that full connection of any real estate has been made, and that neither the seller nor his agent shall be held responsible for any damage to the property or any loss sustained by the purchaser or owner of the property or either he has to pay or receive payment for the same, or any amount of money paid by the purchaser or agent, except oil is contained herein or is otherwise set forth in this instrument.

(Legal description)

BOOK 7 PAGE 2

The terms and conditions of this contract are as follows. The purchase price is \$10,000.00 Dollars, of which \$1,000.00 Dollars have been paid, the余下 balance is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

or more at particulars, on or before the day of, 1971 Dollars,

and

or more at purchaser's option, on or before the day of, 1971 Dollars, of each succeeding calendar month and 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 12% percent per annum from the day of, 1971 which interest shall be included in each installment payment and the balance of each payment applied in reduction of principal. All payments to be made in full, remainder shall be made at particulars, or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be July 22, 1971.

(1) The purchaser agrees, on to pay before delivery, all taxes and assessments that may be between grantor and grantee thereafter become due on said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has agreed payment of or agrees to purchase subject to, any taxes or assessments now or hereafter on said real estate, the purchaser agrees to pay same before delivery.

(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 agents shall be held to any covenant respecting the condition of any improvements thereon, nor shall the purchaser or seller or the agents 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 written 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 said improvements or any part thereof for public use; and it is agreed that no 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 purchasing the same shall be paid to the seller and applied as earnest on the purchase price above 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 net deductible expense of purchasing the same shall be diverted to the restoration or rebuilding of such improvements within a reasonable time, whereupon purchaser shall then and there will be held to the seller for application on the purchase price herein.

(5) The seller has agreed or agrees to deliver within 12 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is indebted to another, and/or to any attorney or other obligation, which seller is in arrears, seller agrees to make such payments to attorney or to the person named, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and the payments so made shall be applied to all 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 set as specified, to execute and deliver to purchaser a statutory warranty fulfillment deed to said real estate, a copy of his part thereof hereto taken for public record, free of encumbrances except any that may exist after date of closing through any person other than the seller, and subject to the following:

Subject to easements and restrictions 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 as 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, gasheat 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 for, or minimum insurance, as herein required, the seller may make such payment or cause such insurance, and any amounts so paid by the seller, whether with interest at the rate of 15% per annum thereon from date of payment until repaid, shall be repayable by purchaser to seller, general 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 herein or to make any payment required hereunder within ten days after the same is first required, the seller may elect to declare all the payments as due and payable, terminate this contract, and require the purchaser to remove all improvements placed upon the real estate, and the seller shall be entitled to sue for damages, and the seller shall have right to re-enter and take possession of the real estate, and the buyer to sue for damages on the part of the seller, if the purchase shall be construed as a waiver of such subsequent default.

Service upon purchaser of all demands, notices or other papers which may be served on him, may be made by United States Mail, postage pre-paid, return receipt requested, addressed to him at his address as it appears on this instrument, or to his attorney, or to his wife, or to his children, or to his parents, and if no address is given, or if the seller becomes unable to locate the purchaser, the purchaser agrees to pay all reasonable expenses of service and attorney fees, and costs and expenses of removal with such notice which sum shall be included in any judgment or decree rendered in such action.

IN WITNESS WHEREOF, the parties hereto have signed this instrument in the manner and on the date first above written.

STATE OF Washington

County of King

I, the undersigned, per specially agreed before me
to the witness to be true and reliable, do hereby certify that the foregoing instrument was executed by the parties thereto in my presence,
and that they were then and there of sound mind, and of sufficient age, and that they understood the purport and effect of the same.
Given under my hand on the day and year first above written.

GIVEN under my hand on the day and year first above written.



**PIONEER NATIONAL
TITLE INSURANCE**

A TICOR COMPANY

Used for Record of Request of

AFTER RECORDING MAIL TO

SEARCHED	
INDEXED	
SERIALIZED	
FILED	
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A-1984

REAL ESTATE CONTRACT

12-1
2-9-C-85

CONTRACT made and entered into this 22nd day of December, 1977

ALBERT D. KETCHMARK and KATHY R. KETCHMARK, husband and wife

or called the "Seller," and MICHAEL C. ROSS and GINA A. ROSS, husband and wife

or called the "Buyer."

WITNESSED That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following
LAND, with the approximate, in SKAMANIA County, State of Washington:

ACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWN-
2 NORTH, RANGE 5 E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SECTION 27; THENCE NORTH
5°09' EAST 2290.16 FEET ALONG THE WEST LINE OF SAID SECTION 27;
THENCE SOUTH 35°38'43" EAST 882.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°08'43" EAST 511.10 FEET TO THE POINT WHICH BEARS NORTH
5°09' EAST 2295.32 FEET AND SOUTH 89°55'59" EAST 1393.58 FEET FROM
THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING ON THE CENTER
LINE OF ROAD "B"; THENCE SOUTHERLY ALONG THE "ENTERLINE OF ROAD "B"
POINT WHICH BEARS 01°05'09" EAST 1375.60 FEET AND SOUTH 88°55'59"
1295.13 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT
BEING THE POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD
"C"; THENCE WESTERLY ALONG THE CENTERLINE OF ROAD "A" TO A POINT WHICH
IS NORTH 01°05'09" EAST 1293.63 FEET AND SOUTH 88°55'59" EAST 1083.75
FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING THE
POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD "C";
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ROAD "C" TO A POINT WHICH
IS SOUTH 01°05'09" WEST 862.38 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°05'09" EAST 302.30 FEET; THENCE NORTH 43°54'51" WEST
.42 FEET; THENCE NORTH 46°05'09" EAST 141.42 FEET TO A POINT WHICH
IS SOUTH 01°05'09" WEST 360.08 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°05'09" EAST 360.08 FEET TO THE TRUE POINT OF BEGINNING;

KNOWN AS LOT 2 A KETCHMARK SHORT PLAT, RECORDED UNDER AUDITOR'S
NO. 84964, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THE CENTERLINES OF ROADS "A", "B" AND "C" ARE MORE PARTICULARLY
SCRIBED IN REAL ESTATE CONTRACT DATED APRIL 30, 1975, AS RECORDED AT
ES 11 AND 14 OF BOOK 70 OF DEEDS, UNDER AUDITOR'S FILE NO. 81400,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Made in this contract, "date" of "day" month, DECEMBER 22, 1977.

(1) The purchaser assumes and agrees to pay all delinquency all taxes and assessments that may be between grantor and grantees after December 1, 1977 on said real estate. It is the intent of this contract the purchaser has assumed payment of any mortgage, trust or other encumbrance, or has waived all payments due as yet to purchaser subject to any taxes or assessments now or hereafter on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchaser pays a full, paid, to keep the buildings now and thereafter placed on said real estate and to the access roads thereto against fire and windstorm in a manner acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums in motor and to deliver all policies and renewals thereof to

(3) The parties to witness that full inspection of said real estate has been made and that neither the seller nor his agents shall be held to any covenant respecting the condition of any improvement thereon nor shall the purchaser or seller or the agent of either be held to any covenant or agreement for alterations, improvements or additions unless the covenant or agreement relied on is contained herein or is writing and attached to and made a part of this instrument.

(4) The purchaser assumes all hazards of damage to or loss of improvements now on said real estate or hereafter placed thereon, and of the risk of loss of real estate or any part thereof or public use, and agrees that no such damage, destruction or taking shall entitle a claim of compensation. If any loss, part of said real estate is taken for public use, the portion of the same purchased or sold entitles a claim of compensation. An amount of money equal to one-half of purchasing the same shall be paid to the seller and applied as increases in the purchase price of the real estate or losses.

(legal attached)

BOOK 74 PAGE 4

Subject to an existing mortgage at Riverview Savings Association, which seller herein agrees to continue to pay according to its terms and conditions.

The terms and conditions of this contract are as follows: The purchase price is **FOURTY EIGHT THOUSAND AND
00/100 DOLLARS (\$48,000.00)**, of which **TWENTY THOUSAND AND 00/100 Dollars (\$20,000.00)** have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: **TWO HUNDRED EIGHTY-ONE AND 02/100 Dollars (\$281.02)**, **1st day of February**, **19 78**, or more at purchaser's option, on or before the **1st 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 **9 1/2 per cent per annum from the 1st day of January**, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at **RIVerview SAVINGS ASSOCIATION** or at such other place as the seller may direct in writing.

Purchasers agree to assume any late charges incurred on the underlying mortgage held at Riverview Savings Association at a result of a late payment on this contract.

As referred to in this contract, "date of closing" shall be **3/1/22, 1977**.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now or hereafter 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 either the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereto nor shall the purchaser or seller or his 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 written and attached to and made a part of this contract.

(4) The purchaser assumes all losses of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use, and agrees that if 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 removing the same shall be paid to the seller and applied as payment on the purchase price to him unless, the seller elects to allow the purchaser to agree 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 deductible amount, shall be retained by the seller to the restoration or replacement of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be used by the seller for application on the purchase price herein.

with County of Marion, Ohio

THENCE SOUTH $89^{\circ}08'43''$ EAST 382.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH $89^{\circ}08'47''$ EAST 511.11 FEET TO THE POINT WHICH BEARS NORTH
01 $^{\circ}05'09''$ EAST 2255.32 FEET AND SOUTH $88^{\circ}55'59''$ EAST 1393.58 FEET FROM
THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING ON THE CENTER-
LINE OF ROAD "B"; THENCE SOUTHERLY ALONG THE CENTERLINE OF ROAD "B"
TO A POINT WHICH BEARS 01 $^{\circ}05'59''$ EAST 1375.60 FEET AND SOUTH $88^{\circ}55'59''$
EAST 1295.73 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT
BEING THE POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD
"B"; THENCE WESTERLY ALONG THE CENTERLINE OF ROAD "A" TO A POINT WHICH
BEARS NORTH 01 $^{\circ}05'09''$ EAST 1293.63 FEET AND SOUTH $88^{\circ}55'59''$ EAST 1023.75
FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, SAID POINT BEING THE
POINT OF INTERSECTION OF THE CENTERLINES OF ROAD "A" AND ROAD "C",
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ROAD "C" TO A POINT WHICH
BEARS SOUTH 01 $^{\circ}05'09''$ WEST 362.38 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01 $^{\circ}05'09''$ EAST 302.70 FEET; THENCE NORTH $43^{\circ}54'51''$ WEST
141.42 FEET; THENCE NORTH $46^{\circ}05'08''$ EAST 141.42 FEET TO A POINT WHICH
BEARS SOUTH 01 $^{\circ}05'09''$ WEST 360.08 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01 $^{\circ}05'09''$ EAST 360.08 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS LOT 2 A KETCHMARK SHORT PLAT, RECORDED UNDER AUDITOR'S
FILE NO. 34964, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

NOTE: THE CENTERLINES OF ROADS "A", "B" AND "C" ARE MORE PARTICULARLY
DESCRIBED IN REAL ESTATE CONTRACT DATED APRIL 30, 1973, AS RECORDED AT
PAGES 13 AND 14 OF BOOK 70 OF DEEDS, UNDER AUDITOR'S FILE NO. 81400,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.

22, 1977

As referred to in this contract, "date of closing" means April 30, 1977.

1. The purchaser assumes and agrees to pay all taxes and assessments that may as between seller and grantee
hereof become & fall on said real estate, and the seller shall retain the property tax amount paid by way of mortgage
or otherwise for the period from the date of closing to the date of recordation.

2. The purchaser agrees that the title to the property is fully good to keep the building now and thereafter placed on said real estate
as it exists, the purchase price being the sum of \$11,000.00, which amount is accepted by the seller and for
which he has given his receipt, and to pay all premiums, credits and to renew all policies and renewals thereof to
the seller's benefit. At the time of final closing, seller to pay all premiums, credits and to renew all policies and renewals thereof to
the seller's benefit.

3. The seller agrees to pay all taxes and assessments that might the seller or his assigns shall be held
to bear, except as respects the property described herein, and to pay all taxes and assessments of water or the sewage of other lots held
by seller, except as respects the property described herein, and not share in burdens of water or the sewage of other lots held
by seller, except as respects the property described herein.

4. The seller agrees to pay all taxes and assessments on said real estate or 1/4 interest plus
thereon, and to pay all taxes and assessments on the property described herein, and to pay all taxes and assessments that such damage, destruction or loss shall
constitute a burden on the property. In case any part of the property is taken by the power of the condemnation laws
concerning the payment of compensation therefor, the seller shall be liable for the value and unpaid or payment on the purchase
price for the portion of the property so taken, and the buyer shall be liable for the value and unpaid or payment on the purchase
price for the portion of the property so taken, and the buyer shall be liable for the restoration or repairing of such
property as the same may be required, and the seller shall be liable for the same, but not for the value of the property so taken, and the buyer shall be liable for the same, but not for the value of the property so taken.

5. The seller has sold and delivered to the buyer a copy of the title insurance certificate issued by the insurance company
named herein, as a commitment, the amount of which is \$11,000.00, and the seller is holding title to the property to the state of Washington and containing no
such liens or encumbrances as would be of recordable or recordable nature.

- Prior to closing, seller agrees to pay all taxes and assessments on said real estate.
- Liens 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 to.
- Any existing contract of conveyance under which seller is purchaser, 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 (3) shall be deemed defects in seller's title.

Subject to an existing mortgage at Riverview Savings Association
which seller here agrees to continue to pay according to the terms
and conditions.

The terms and conditions of this contract are as follows: The purchase price is **THIRTY-NINE THOUSAND EIGHT HUNDRED EIGHTY-THREE DOLLARS**, \$39,883.00, of which
TWENTY THOUSAND AND 00/100 \$20,000.00 Dollars, or which
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
TWO THOUSAND EIGHTY-THREE AND 02/100 \$2,082.00 Dollars,
or more at purchaser's option, on or before the **1st** day of **January**, 19⁷⁷,
and **TWO HUNDRED EIGHTY-ONE AND 02/100** \$2,081.00 Dollars,
or more at purchaser's option, on or before the **1st** 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 **.08** per cent per annum from the **1st** day of **January**, 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 **RIVERVIEW SAVINGS ASSOCIATION**
or at such other place as the seller may direct in writing.

Purchaser agrees to assume all late charges incurred on the above existing
mortgage held at Riverview Savings Association as a result of a late
payment on this contract.

As referred to in this contract, "date of closing" shall be **February 22, 1977**.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between creditor and grantee
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage,
contract or other encumbrance, or has assumed payment or agreed to purchase subject to, any taxes or assessments now or hereafter 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 payment of said real estate has been made and that neither the seller nor his agent shall be held
to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or his agents, or either be held to
any covenant or agreement for alterations, improvements or repairs unless the same are so agreed upon in writing 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 said real estate or its parts therefrom for public use, and agrees that no such damage, destruction or taking shall
constitute a cause of cancellation. In case of damage to said real estate taken for public use, the portion of the condemnation award
remaining after payment of reasonable expenses of removal, the same shall be paid to the seller, to apply as payment on the purchase
price herein unless the seller elects to allow the purchaser to apply all or a portion of such damages toward award, to the rebuilding or restoration
of any improvements damaged by such taking. In case of damage or destruction of a part thereof against the proceeds of such
insurance remaining after payment of the reasonable expenses of removing the same that is devoted to the restoration or rebuilding of such
improvements within a reasonable time, unless otherwise directed, the same shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of date of closing, a purchaser's policy of title insurance in
standard form, or a commitment thereto, **[REDACTED]** covering the purchaser to the full amount of
said purchase price amount less 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 said policy form.
- Laws 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
- 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.

County of *King*

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and I acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes herein mentioned.

Given this _____ day of December, 1977.

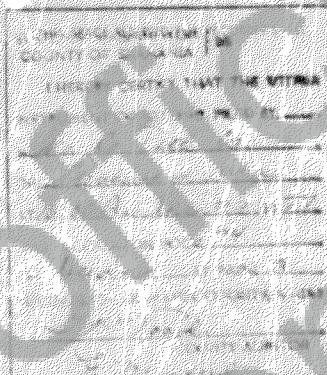
GIVES notice my hand and official seal.



**PIONEER NATIONAL
TITLE INSURANCE**
A TIGOR COMPANY

Not for Record at Request of

AFTER RECORDING MAIL TO:



STATE OF WASHINGTON,

County of *King*,

On this day personally appeared before me *ALBERT D. KETTLEHORN* and *KAREN L. KETTLEHORN*,

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and I acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of December, 1977.

Angela L. Johnson
Notary Public in and for the State of Washington
residing at *Washington*

ACKNOWLEDGMENT INDIVIDUAL

Form No. W-16