REAL ESTATE CONTRACT

CONTRACT made and entered into the 5th day of

Joseph R. Smith and Loeva M. Smith, Husband and Wife,

Caroli McDonald, a single person.

after called the "purchaser,"

WITNESSEXH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 29 in the Northwest Quarter of the Northwest Quarter of Section 20, Township 2 North, 6 East of the Willamette Meridian, Skamania County, Washington, described as follows:

mixINNIN; at a point where the centerline of the Duncar Creek County Road inter-th South line of the Northwest Quarter of the Northwest Quarter of Section 28; Thence North 89 27 15" West 620.88 feet to the Southwest corner of said North-

Guarter of the Northwest Quarter;
thence North 88° 07" 44" West along the South Line of the Northeast Quarter of the Sylheant Quarter 1329.91 feet to the Southwest comer thereof;
thence North 0° 29' 00" East along the West lim; of said mortheast Quarter of the

Martheast Quarter 321,46 feet; Dact parallel with the South line of said Northeast the Northeast Quarter 1517,21 feet to the conterline of the Duncan Greek County

thence following sind centerline along the arc of a 150 foot radius curve to the all the incoming tangent of which is South 310 201 11" East) for an arc distance

€2.00 feet; thence along the arc of a 300 foot radius curve to the left for an arc distance of 19 feet;

tioned along the arc of an 810 foot radius curve to the right for an arc distance of Listo feet;

There along the are of a 250 foot radius curve to the left for an are distance of a feat to the point of HECHARICE.

Containing 12.59 cores more or less

REAL ESTATE CONTRACT

5th JULY, 1977 THIS CONTRACT, made and entered into this

Joseph R. Smith and Loeva M. Smith, Husband and Wife,

Caroll McDonild, a single person. hereinafter called the "seller," and

bereinsiter called the "purchaser,"

WITNESSNIH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following

2001 74 PAGE 3.28

TOTAL	The terms and conditions of this contract are as follows: The purchase price is TWENTY THOUSAND AND NO/100
ONE	been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: RUNDRED SEVENTY AND NO/100 \$ 170,00) Dollars,
	and ONE HUNDRED SEVENTY AND NO/100
100	or more at purchaser's option, on the difference of said purchaser further agrics to pay interest on the diminishing balance of said purchase price shall have been fully paid. The purchaser further agrics to pay interest on the diminishing balance of said purchase price at the rate of 10% per cent per annum from the 5th day of JULY , 1977,
	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 between the shall be made at SHICH LAND INVESTMENT COMPANY, 6108 Nov 99, #1036 or at such other place as the seller may direct in writing. Vanqouver, Washington 98665
	THE PURCHASER HEREIN FURTHER AGREES TO PAY THE ENTIRE CONTRACT HAIANCE IN FILL ON OR

BEFORE AUGUST 5. 1984.

1977 JULY 5. As referred to in this contract, "date of closing" thall be

(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, contract 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 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 diamage by Joth fire and windstorm in a company acceptable to the seller and for insured to the actual cash value thereof against loss or diamage by Joth fire and windstorm in a company acceptable to the seller and for the sellers benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and remewals 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 to any covenant or agreement for interations, improvements or require unless the covenian or agreement for interations, improvements or require unless the covenian or agreement for interations, improvements or require unless the covenian or agreement of the seller and against the said and of the taking of said real estate of amage to or destruction of any improvements mow on said real estate or hereafter placed to any 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 tereon, and of the taking of said real estate or any part thereof for public use; the portion of the conduction or taking shall tereon, and of the taking of said real estate is taken for public use, the portion of the conduction or retains the remaining after payment of the reasonable expenses of procuring the same shall be pade to the seller and applied as payment on the purchaser pitch

purchase price nergin.

(5) The seller his delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard furm, or a commitment therefor, issued by fremsemethe Title insurance Company, insuring the purchaser to the full amount of standard furm, or a commitment therefor, issued by fremsemethe Title insurance Company, insuring the purchaser to the full amount of standard furm, or a commitment therefor, issued by fremsemethe Title to said real estate as of the date of closing and containing an exceptions other than the following:

prions other than the following:

a. Printed general exceptions ippraring in said policy form;

b. Liens or encumbrances where by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder

is to be made subject; and

All Asting subsection.

as to be made subject; and the contracts under which seller is perchasing said real estate, and any mortgage of other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be decaded defects in seller's till seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be decaded defects in seller's till

Transaction in complance with Gounty subclivision ordinance. Skamania Courty Assessor - By. 188.

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(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing will seller in to pay, seller agrees to tasks such payments in accordance with the terms thanned, upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments have applied to the payments next failing due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specifically construct.

ded to said real estate, excepting any paint haven't present taken for public use, free of encumbrances except any that may attach after date of closing through any person other has the sales, and subject to the following:

THOSE OF RECORD

(8) Unless a different date is provided for herdin, the purchaser shall be entitled to possession of said real estate on drive at season and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other first exements 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 othershare covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other purposes. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other units services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser falls to make any payment herein provided or to maintain insurance, as herein required, the such payment or effect such insurance, and any amounts so paid by the seller, tagether with interest at the rate of 10% per amount herecan from date of payment until repaid, shall be repayable by purchaser un seller's demand, all without projudice to also other right these first might have by reason of such default.

(10) Time is of the essente of this contract, and it is agreed that in case the nurchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required because promptly at the time and in the manner hardin required, the seller made of the contract and the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the parabase hereunder and all improvements placed upon it a real estate shall be forfeited to the seller as liquidated damages, and the seller shave the trace and take porsession of the right estate shall be forfeited to the seller as liquidated damages, and the seller seller to the part of the purchaser stall be constructed as a waiver of any subsequent default.

Service upon purchaser of all demands notices or other papers with respect to forfeiture and

entered, the purchaser agrees to pay a translation from a the reasonable rost of scorebing materials to apprehens included in any judgment or decree entered in task 400	nd in arch suit. Action of the termination of the furchaser's rights, hereunder, and judgment in so, actions of the termination of the guesand expenses in conjection with such such such actions the condition of title at the date such such so numerical, which sums eval to expense it this increment us of the date first written above.
STATE OF WASHINGTON	STATE OF WASHINGTON STATE OF WASHINGTON
On this day personally appeared before me	for the undersigned, a Notary Public is and for the State of Ward-
Recall decease in the individual described by and who executed the within and foregoing instrument, and acknowledged that the signed the same	and to me known to be the President and Sentency.
ns We ex free and voluntary act and decel- for the axen and purposes therein mentioned. GIVEN under my hand and official seal this	respectively, of the corporation that executed the foregoing instrument, and atknowledged the said astronom to be the free and voluntary act and deed of said suggestation, for the uses and purposes therein mentioned, and on eath stated that authorized to execute the said instrument and that the seal affixed is the corporate and of said corporation.
12. Alay of 19 1 10. S	Witness my hand and afficial seal hereto affixed the day and year first above written.
Notary Public in and 16 the State of Wash Ington, residing at	Notary Public in and for the State of Washington residing at
42.05155	
Title Insurance Services (42 RECLIV	1378 Travelymonica ATE OF WASHINGTON L. 1378 THIS THE COMPANY THE OFFICE HAN RECORDER'S USE. VED 1 HIGHER CERTIFY THAT THE VITTERY
FILED FOR RECORD AT REQUERT DIF	HISTORIANT OF WHITE OF THE OFF
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September 1

REAL ESTATE CONTRACT

THE CHYTRACI, made and enter that this 5th Joseph R. Smith and Ineva M. Smith, Husband and Wife.

Caro'll McDonald, a single person.

Bineticalize called the "purchaser,"

WHITE ESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following parcol of land in the Northeast Quarter of the Northwest Quarter of Section 29 and in the Northwest Quarter of the Northwest Quarter of Section 28, Township 2 North, Inc. of the Willamette Meridian, Skamania County, Vashington, described as follows:

BETTANINI at a point where the centerline of the Jancan Creek County Road inter-the South line of the Northwest Quarter of the Northwest Quarter of Section 28; Thence North 69 27: 15" West 620.88 feet to the Southwest corner of said North-

thence North 98 07! 44" West along the South line of the Northeast Quarter of the Section 1329.91 feet to the Southwest corner thereof;

thence North 0 29! 69" East along the West line of said northeast Quarter of the

Earthmest Quarter 321.46 feet;
10 South 880 07' 44" East parallel with the South line of said Northeast
the Northeast Quarter 1517,21 feet to the centerline of the Duncan Greak County

Icht: thence following siad centerline along the arc of a 150 foot radius curve to the init (the incoming tangent of which is South 31° 20' 11" East) for an arc distance of 11.00 feet;

thence along the arc of a 300 foot radius curve to the left for an arc distance of MP.39 foot;

thence along the arc of an 810 foot radius curve to the night for an arc distance TICH 50 feet;

thence along the arc of a 250 foot radius curve to the left for an arc distance of That to the point of BEGINNING.

Containing 12.59 acres more or loss MIMPI County Ponds.

REAL ESTATE CONTRACT

5th JULY, 1977 THIS CONTRACT, made and entered into this day of

between Joseph R. Smith and Loeya M. Smith, Husband and Wife.

fereinalter called the "seller," and Caroll MoDonald, a single person.

hereinsiter called the "purchaser,"

WITNESSETH: That the seller agree to sell to the purchaser and the punihaser agrees to purchase from the seller the following

PAGE 3-28 BOOM 74

•	The terms and conditions of this contract are as follows: The purchase price is THENTY THOUSAYD AND NO 7100	i
FIVE	1, 10,000,00	ars have
ONE H	UNDRED SEVENTY AND NO/100	Dollars,
	more at surchaser's option, on or before the 5th day of AUGUST	1977,
an		Dollars,
or	more at purchaser's option, on or before the 5th day of each succeeding calendar month until the halance	
ioti	erchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase	se price
	the rate of 10% per cent per annum from the 5th day of JULY	1977 .
wl	hich interest shall be deducted from each installment payment and the balance of each payment applied in reduction of r Il payments to be made hereunder shall be made at SMTPH LAND INVESTMENT COMPANY, 6:108 Heav 99, #10	rincipal. 13C
	at such other place as the seller may direct in writing. Vancouver, Washington 9860	55

THE PURCHASER HEREIN FURTHER AGREES TO PAY THE ENTIRE CONTRACT BALANCE IN FULL ON OR BEFORE AUGUST 5, 1984.

JULY 5, 1977 As referred to in this contract, "date of closing" shall be...

(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, contract or other encumbrance, or has assumed payment of ar agreed to purchase subject to, any taxes or assessments now a lien on said real estate; the purchaser agrees, until the purchase pite 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.

insured to the actual cash value thereof against loss of attange to heath and windstorm in a company expectation the sellers 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 to any covenant respecting 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 in writing and attacked to and made a part of this contract.

(4) The purchaser assumes all hazarits of damage to or destruction of any improvements now on said real estate or hereafter placed them in, and of the taking of said real estate or my part therefor public user 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 procuring the same shall be paid to the teller and applied saip asyment 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 restoration of any improvements damaged by such taking. In case of damage or destruction orms a peril insured against, the proceeds of such improvements within a reasonable thind, unless purchaser leaves the dame shall be devoted to the restoration or rebuilding of such improvements within a reasonable thind, unless purchaser elects that all of work and in a part of the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the day of closing, a purchaser's policy of title insurance in said purchase price against loss or damage by reason of defect in sell

as we made suppose and Any existing contract or contracts under which seller is purchasing said real criate, 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:

2 11/2

Form No. W-144,2

Transaction in compliance with Ocualy sub-division ordinances. Skamania County Assessor - By, 7 //

Clip, Sinta Zip

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real states 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 wake any payments necessary to remove the default, and any payments so mode, what he 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 bereafter taken for public use, free of encumbrances except any that may attach after data of closing through now person other than the seller, incl. subject to the following:

THOSE 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 cooling and to retein possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and object 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 it any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage of other utility services furnished to said real estate after the date purchaser is entitled to possession.
- ervices 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 azumur therecastrom 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.

 (15) Time is of the assume of this contract, and it is agreed that in case the purchaser shall fall 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 "pon his doing so, all payments made by this purchaser hereunder and all improvements placed upon the real estate shall be foreitted, so the seller as liquidated damages, and the seller shall be cuclument as a waiver of any sebsequent default.

 Service appropriate and all all manners are all the purchaser shall be cuclument as a waiver of any sebsequent default.

 Service appropriate and all postage pre-paid, return receipt requested, directed to the purchaser at his address last linewing to the seller.

 The Company defection to the prince and control this contract, including and to control any agreement and the prince are receipt requested, directed to the purchaser at his address last linewing to the seller.

come shall be included in any sudeteent or dister entered	any cavenant of this contract, including suit to collect any payment required as attorney's tees and all costs and expenses in connection with such state, which in such suit. In such suit. In such suit. In such suit. In such suit the trainination of the purchaser's rights hereunder, and judgment is so attorney's fees and all costs and expenses in connection with such suit, and also the condition of title at the date such suit is commenced, which sums shall be		
DOUG Fr. Smith	executed this instrument as of the	s date first written above. 555,754	
		20000	
STATE OF WASHINGTON	STATE OF WASHINGTON	98	
On this day personally appeared before me			
TELL LACE. A OI And I to me known to be the individual described in and who executed the within and foregoing instrument.	ington, duly commissioned an	f Notary Public in and for the State of Washed Sworn, personally appeared	
and arknowledged that A Y signed the same	to me known to be the	President and Secretary.	
as The free and voluntary act and deed, for the asca and purposes therein mentioned.	respectively, of the corporation that executes the said instrument to be the	I the foregoing instrument, and acknowledged free and voluntary act and deed of said corper- ses therein mentioned, and on oath stated that	
GIVEN under mr hand and official seal this	affixed is the corporate scal of	to execute the gold instrument and that the scale and corporation. Similarly seal heroto affixed the day and year first	
Moral Mark Charles of West	Natara Politica	r, and for the State of Washington	
Notary Public in and 19t the State of Wash- ington, residing at 196 65 1473 5 46 1.		at the tot you state of Transmigori	
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	INSTERT OF	MANA WINDOW ANAMANS TO SONOSO	
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COUNTY AUDITO

N.K.TIEY

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REAL ESTATE CONTRACT

MANN COMPRACT, made and entered jate this . 5th day of JULY, 1977

Threeh R. Smith and Loeve M. Smith, Husband and Wife,

Caroll McDonald, a single porson. has trailed that "palet," and

deserte extent the "purchaser,"

THERESSEAR. That the seller agrees in sail to the purchaser and the purchaser agrees to purchase from the seller the following

A parcel of land in the Mortheast Quarter of the Northwest Quarter of Section 29

in the Morthwest Quarter of the Northwest Quarter of Section 28, Township 2 North,

Esset of the Willamston Meridian, Skamania County, Washington, described as fol-

BECINAING at a point where the conterline of the Duncan Greek County Road inter-the IN. South line of the Northwest Quarter of the Northwest Quarter of Section 28; Theree North 89° 27' 151 West 620,88 feet to the Southwest corner of said North-Charter of the Northwest, Farter; theree North 98° 07' 44 West along the South line of the Northeast Quarter of the

07' 44" West along the South line of the Northeast Quarter of the

thence North 0° 29' 00" East along the West line of said northeast Quarter of the

the Northeast Quarter 15 and feet to the centerline of the Duncan Creek County

Abelico following sind centerline along the arc of a 150 foot radius curve to the incoming tangent of which is South 310 201 11" East) for an arc distance 42 12.00 feet;

thence along the are of a 300 foot radius curve to the left for an are distance of Di feet;

theree along the arc of an 810 foot radius curve to the right for an arc distance ES: 60 feet;

times along the arc of a 250 foot radius curve to the left for an arc distance of I fact to the point of REGIMNING.

Cantaining 12.59 acres more or less MACEPT County Roads.

P.O

REAL ESTATE CONTRACT

JULY 1977 5th THIS CONTRACT, made and entered into this day of Joseph R. Smith and Loeva M. Smith, Husband and Wife, heturen

hereinalter called the "seller," and Caroll MoDonald, a single person.

hereinafter called the "purchaser,"

MAKATIMA SE GERMANIA

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following

PAGE 3-28 BOOK 74

	of which
ETVE HUNDRED AND NO/100	Pollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:	
ONE HUNDRED SEVENTY AND NO/100) Dollars,
on made at purchaser, london, on or before the 5th day of AUGUST	, 1977
and INE HUNDHID SEVENTY AND NO/100) Dollars,
or more at purchaser's option, on or before the 5th day of each succeeding calendar month until the bala	ace of sald
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of raid pur	chase nrice
at the rate of 10% per cent per annum from the 5th day of JULY	1977 1
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of All payments to be made hereunder shall be made at SHITH IAND INVESTMENT COMPANY, 6108 Hwy 99.	i principal. #1030
All payments to be made herediner snail be made at	3665

THE PURCHASER HEREIN FURTHER ACREES TO PAY THE ENTIRE CONTRACT DALANCE IN FULL ON OR BEFORE AUGUST 5, 1984.

JULY 5, 1977 As referred to in this contract, "date of clasing" shall be...

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between granter 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 of or agreed to purchase subject to, any taxes or assessments now a lien of 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 plant on paid real estate insured to the actual cash value thereof against loss of damage by both fire and windstorm in a tempany attention to the sollers benefit, as Lis interest may appear, and to pay all premiums therefor and to deliver all politics and realwals thereof to the scaler.

the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that petitive the seller are his minima that he held to any covernal respecting the condition of any improvements thereon nor shall the journance or seller or the said as a limit of sellers he held to any covernal or agreement for alterations, improvements or repairs unless the covernal or agreement afford on a condition of a literature of this contract.

The purchase requires all heavests of changes to are destruction of any improvement more or actions a summand to be required.

and attached to and made a part of this contract.

The purchaser assumes all hazards of damage to or destruction of any improvements now on salty-rail scale or farming plant through and of the taking of salt real estate or any part threaf for public user and agrees that no such charges, destructions or taking shall through and of the taking of salt real estate or any part threaf for public user and agrees that no such charges at the taking shall through a faller of consideration. In case any part of sald real estate is taken for public use, the posters at the taking shall real estate a faller of consideration. In case any part of sald real estate is taken for public threat angled as properties at the taken and the purchaser of the salter and applied as properties at the salter angled as properties are taken and the salter and the salter angled as properties at the salter angle and the salter angle at the salter angle and the salter angle and the salter angle and the salter angle and the salter angle angle and the salter angle and the salter angle angle and the salter angle and the salter angle and the salter angle and containing no salted angle and containing no salter than the following:

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ptions other man the following:

a. Printed general exceptions appearing in said policy form;

b. Liens of encumerations which by the terms of this contract the purchaser is assume, or as to which the conveyance hereuncer

is to be made subject; and

c. Any existing contract or contracts under which soller is purchasing said real solate, and any markage or other obligation, which

seller by this contract encountered to pay, none of which for the purpose of this paragraph (5) shall be decised defects in seller's fille. ١

Form No. W-144.2

Transaction in a met mon with Gounty sub-division orthonoca. Stamming Clauff Appears + By: LM.

85846

(6) If refler's title to haid real estato is subject to an existing contract or contracts under which helper is purchasing stid stal costse, or any mortgage or other obligation, which helper is to pay, seller torses to make and payments in accordance with the terms thursel, and upon default, the purchaser shall have the right to state any payments necessary to remove the default, and any payments on and is about a applied to the payments next falling due the seller under this emirate.

(7) The seller agrees, upon receiving full payment of the pulchase price and interest in the marker above specified, to secure and

deed to said real estate, excepting any part thereal hosselfer deliver to purchaser a statutory warranty deed to said real estate, excepting any part there it has after taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the safer, and subject to the following:

THOSE OF RECOID

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of recover and to retain passession so long as purchaser is not in default heretander. The purchaser covenants to keep the buildings and other furtherements on sold real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any fixeral purpose. The purchaser to covenants to tap all services, installation or construction charges for water, sewer, electricity, garbage or other stiller services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser falls 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 terrace from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other 125th the seller might have by reason of setch default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fall to comply with or parterns any condition or agreement bereof or to make any payment required hereunder paymptly at the time and in the manner herein required, the seller may elect to declare all be purchaser's right hereunder terminated, and upon his doing so, all payments made by the purchaser shall have right to re-enter and take possession of the real estate; and uo walver by the seller of any default on the part of the purchaser shall be construed as a walve or of any subsequent default.

Service upon purchaser of all demands, notices or other payers with respect to forfeiture and termination of purchaser's rights may be made by United States Mall, 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 o

made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address shown to the seast.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment regiment hereunder, the purchaser agrees to pay a reasonable our authorncy'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 an entered, the purchaser agrees to pay a reasonable turn a 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 also included in any judgment or decree entered in such vari INAVITNESS WHEREOF, the parties Lexity have executed this instrument as of the date first written above. 55.5 Pidion at y STATE OF WASHINGTON STATE OF WASHINGTON Complete Marie COUNTY OF COUNTY OF On this day personally appeared before me ington, duly commissioned and sworn, personally appeared..... Tened & Neces 6 M in with to me known to be the individual described in and v ha executed the within and foregoing instrument, and acknowledged that to me known to be the President and..... respectively, of the corporation that executed the foregoing instrument, and urancwicely of the corporation that executed the foregoing instrument, and dead of said corporation, for the uses and purposes therein mentioned, and on oath stated that the first the said instrument and that the good us The in free and voluntary act and deed, for the uses and purposes therein mentioned. authorized to execute the said instrument and that the said is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written. GIVEN under my hand and official seal this 13.7 day of At 6 10.71 Notary Public in and for the State of Wash, ington residing at Notary Public in and for the State of Washington vesiding at rລັງອັງກາດຕໍ່ແລ້ illo ແລ້ນເຜາເວດ Company THE OF WASHINGTON I FEB 1978 Till RECEIVED SKAMANIA COUNTY AUDITOR STEVENSON, WASH Title Insurance Services HERENY CERTIFY THAT THE WITHIN INSTRUMENT OF WINTHO, PICED BY. FILED FOR RECORD AT REQUEST OF Bieles Co





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