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SAFECO
SA-10835

REAL ESTATE CONTRACT

BOOK 74 PAGE 227

THIS CONTRACT, made and entered into this 1st day of March, 1978 between LUTHER D. MORGAN and RUTH MORGAN, husband and wife, WESLEY A. MONROE and SUSAN C. MONROE, husband and wife, hereinafter called the "seller," and as to an undivided One-Half interest; MARVIN J. GENTRY and LINDA J. GENTRY, husband and wife, as to an undivided One-Half interest 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:

All of Lots 21 and 22 and the West 6 feet of Lot 23, of Block 6, of THE TOWN OF STEVENSON, according to the official Plat thereof on file and of record at Page 11 of Book "A" of Plats, records of Skamania County, Washington.

TOGETHER WITH an easement to project eaves from the existing building located on the West 6 feet of the said Lot 23, reserved by Sam G. Melonas in the capacity of Administrator of the Estate of George Nick, Deceased, in deed dated June 23, 1966, and recorded June 30, 1966, at Page 90 of Book 56 of Deeds, under Auditor's File No. 67121, records of Skamania County, Washington.

The terms and conditions of this contract are as follows: The purchase price is Fifty One Thousand Five Hundred and no/100 ----- (\$51,500.00 Dollars, of which Twenty Thousand and no/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:

Ten Thousand and no/100 (\$10,000.00), or more, shall be paid on June 1, 1978. Interest shall begin to accrue at eight per cent (8%) per annum on the unpaid balance of the purchase price of \$21,500.00 on June 1, 1978. The unpaid purchase price of \$21,500.00 on June 1, 1978 shall be paid in monthly instalments of Two Hundred Five and 47/100 (\$205.47), or more, and from each payment shall first be deducted interest to date and the balance shall be applied on principal. Permission is especially granted to purchaser to make larger payments at any time, or to pay the contract in full, and interest shall immediately cease on all payments so made. Should more than Twenty Thousand (\$20,000.00) Dollars be paid down, and/or should more than \$10,000.00 be paid on June 1, 1978, the monthly installments on the unpaid purchase price shall remain at \$205.47, or more. Sellers are to retain occupancy, for storage purposes only, the coal room located in the basement of said premises, for a period not to exceed 30 days. Sellers are to retain occupancy rent-free for 30 days and at a daily rental of \$8.33 thereafter for a maximum of 30 additional days, the apartment located on the top floor of said premises. Seller shall in any event surrender occupancy and possession of the apartment on the top floor within 60 days. Utilities are to be pro-rated after date of closing, and seller agrees to deposit with closing agent sufficient funds to pay said utilities to date of closing. All payments to be made hereunder shall be ~~deposited~~ deposited to the account of sellers at Columbia Gorge Bank, Stevenson, or of such other place as the seller may direct in writing.

As related to in this contract, "date of closing" shall be March 1, 1978.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be 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, deed of trust, 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 to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held 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 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 procuring 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 restoration of such improvements remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price 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 therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- 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
- Any existing contract or contracts under which seller is purchaser of 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.

Transferring to County Office with County subdivision ordinances
Linda J. Gentry, Auditor - BG 4/10

(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, deed of trust 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 to 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 fulfillment 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:

(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 at seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as at the date first written above.

Luther D. Morgan

Residing in Steverson (SEAL)

Ruth Morgan

Residing in Steverson (SEAL)

STATE OF WASHINGTON,
County of SKAMANIA

Morgan J. Morgan (SEAL)

Luther D. Morgan and Ruth Morgan, (SEAL)

On this day personally appeared before me Luther D. Morgan and Ruth Morgan,
to me known to be the individual husband and wife,
they signed the same as their free and voluntary act and deed.

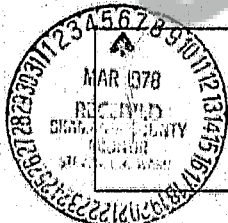
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of February, 1978.

Stanley D. Reptice
Notary Public in and for the State of Washington
Residing at Steverson

WHEN RECORDED, RETURN TO

5587



SAFECO TITLE INSURANCE COMPANY, COUNTY OF SKAMANIA

Filed for Record at Request of

REGISTERED	
INDEXED	CM
FILED	
RECEIVED	
COMPARED	
MAILED	

NAME

ADDRESS

CITY AND STATE

THIS PAGE WAS MARKED FOR RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED AT

Steverson

OF Skamania Co.

AT 1201 N. Washington

WAS RECORDED IN BOOK 74

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RECORDED BY Stanley D. Reptice

COUNTY AUDITOR

Stanley D. Reptice