

85923

BOOK 77 PAGE 404

FORM A-164
IND-10

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 27th day of January, 1978,
between THOMAS P. SMILEY and PATRICIA HAMMOND

hereinafter called the "seller," and MARIE MULVANI

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:

Beginning at a point 525 feet south and 30 feet east of the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 E.W.M., thence south 69 feet, thence east 100 feet, thence north 69 feet, thence west 100 feet to a point of beginning.

5592

TRANSACTION NUMBER 101

Amount \$8,000.00 + \$0.80 = \$8,000.80

By Marie Mulvani

The terms and conditions of this contract are as follows: The purchase price is

Eight Thousand and No/100

(\$ 8,000.00) Dollars, of which

NONE

(\$ NONE) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchaser agrees to pay the purchase price in the sum of Eight Thousand and No/100 (\$8,000.00) Dollars in monthly installments of One Hundred Fifty-eight and 41/100 (\$158.41) Dollars, or more, commencing on the 15th day of February, 1978, and on the 15th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of seven percent (7%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchaser reserves the right at any time she is not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest, then due.

All payments to be made hereunder shall be made at Riverview Savings Association, Stevenson, Wa. or at such other place as the seller may direct in writing.

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 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 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 constituting a failure of consideration shall be paid to the seller and applied as payment on the purchase price remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereon 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 of any improvements insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be paid to the seller for application on the improvement, within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price hereon.

(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 Transamerica 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:

a. Partial ground exceptions appearing in and below form

b. Any other and any other which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder contains a partial release, and

c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which by the terms of this contract agree to pay none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

Transaction in compliance with County subdivision regulations.
Skamania County Assessor - By ALL

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

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may arise 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 amount so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and 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 of the date first written above.

OREGON
STATE OF WASHINGTON

County of Clatsop

On this day personally appeared before me **THOMAS P. SMILEY**

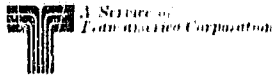
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

Notary Public in and for the State of OREGON

Residing at

Transamerica Title Insurance Co

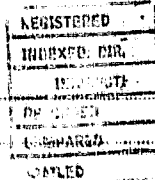


Filed for Record at Request of

Name

Address

City and State



RECEIVED	DATE
FILED	DATE
INDEXED	DATE
FILED	DATE
RECEIVED	DATE
FILED	DATE
INDEXED	DATE
FILED	DATE

STATE OF MICHIGAN)
County of *Macquigon*) SH

On this day personally appeared before me **PATRICIA HAYMOND** to me known to be the individual described in and who executed the

TRANSACTION EXCISE TAX

... ..

By Karen A. Leary
The terms and conditions of this contract are as follows: The purchase price is

NOVE

The purchaser agrees to pay the purchase price in the sum of Eight Thousand and No/100 (\$8,000.00) Dollars in monthly installments of One Hundred Fifty-eight and 41/100 (\$158.41) Dollars, or more, commencing on the 15th day of February, 1978, and on the 15th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of seven percent (7%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchaser reserves the right at any time she is not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest, then due.

all payments to be made hereafter shall be made at
or at such other place as the holder may direct by writing

As noted in the report, "See" 25-26, 28-29.

[illegible][illegible][illegible][illegible][illegible]

- b. Any existing contracts or contracts under which seller is purchaser and real estate, and any mortgage or other claim on, which may for the contract herein be paid, in and to which for the purpose of the paragraph (5) shall be deemed defects in seller's title

Investigation in compliance with County subdivision ordinance.

made by United States Mail, postage pre-paid, return receipt requested, dir.

(11) Upon seller's election to bring suit to enforce any provision 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 or 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 time such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

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

OREGON
STATE OF ~~INDEPENDENCE~~

County of **Clatsop**

On this day personally appeared before me THOMAS P. SMILEY

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

GIVEN under my hand and official seal this

day of October 22 1964

Notary Public in and for the State of ~~OREGON~~ OREGON

residing at 472 J. St. S. Atlanta, Ga.

Transamerica Title Insurance Co.



A Series of Landscape Compositions

Filed for Record at Request of

Name.....

Address.....

City and State

REINSTATED

JAN 19 1960

U.S. DEPARTMENT OF JUSTICE

THIS SPACE RESERVED FOR RECORDS OF THE
COUNTY OF ...

STATE OF MICHIGAN)
County of *Macquigton*) SS

Or this day personally appeared before me PATRICIA HAMMOND to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of February, 1978.

JOHN STEERING
Notary Public, Michigan
My Commission Expires 12-31-2004
12/22/04
NOTARY PUBLIC in and for the State
of Michigan, residing at