. SK 10881 2-5- 5291

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 14 day of April, 1978

DON ANDERSON and JOANNE I. ANDERSON, husband and wife AND LAW BUNN, INC., a Washington corporation.

hereinafter eatled the "seller," and RICHARD L. NORRIS, a single man

beginniter called the "corchaser."

WINESSETH. That the seller agrees to sell to the purchaser and the purchaser agrees to purchase tron, the seller the following described real estate, with the appurtenances, in Skamari La

AS DESCRIBED IN LEGAL DESCRIBED IN ATTACHMENT HERETO

SUBJECT TO: Trust Agreement recorded under Auditor's File No. 67998; Contract of Sala, recorded under Auditor's File No. 84914; Contract of Sale recorded under 75126; Reserving unto seller an easement as in Auditor's File No. 75126; An easement for purposes of indress, egress and utilities to the property. This easement is 30 feet on each side of the centerline described as the North-South centerline of the Northwest quarter of the Northeast quarter, Section 30, Township 2 North, Rance 5, East of the Willamette Meridian. This easement shall extend North to the County Road. County Road.

The terms and conditions of this contract are as follows: The section price is: TWENTY THOUSAND AND NO/100th * 20,000,00) Pellars, of which THREE THOUSAND AND NO 1005 his account of said pureling party that is paid as follows: .21 770,00 TWO HUNDRED TWENTY AND NO 100ths --- day of more at parchaser's option, on or before the 9ti. day of FUNE 1 Dollars. A STATE OF THE STA and TWO HUNDRED TWENTY AND BY 100 or more at purchase a option, as or before the er more at purchase a region in or before the end of the reach in purchase price shall have been fully paid. The fraction further corns to par interest at the race of 19% per cent per account to the gent of the contract of which interest shall be reduced from each mostliming promett and the balance of each payment applied in reduction of principal All payments to be made becoming that the made of the payment and the balance of each payment applied in reduction of principal All payments to be made to be made at direct to sellers c/o 17231 S. E. Evergreen Blvd. or at such other place as the other was direct an exact.

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partitions price herein.

23. The while has delivered, or agrees to believe a thire if draw of the fair of choice, a purchasers policy of life incurrance in daplaced forms or a commitment therefore muscularly and price partition of a committee the full amount of and price according for a second formage for resource of a fair to the total extra as of the date of choice and one source other than the following.

addition of the following.

Posted control to aptions appearing in said, policy forms.

Large or accombinates which by the terms of this contract the purchaser is to assume, or as to which the conveyance becoming to be easily extracted, and

Any enough control or contracts under which which is purchasing each red of its and any mutigage or other obligation, which such is this contract agree to pay, home at which for the purpose of the posterage, (5) shall be exemed detects in seller's title.

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(6) If seller's title to said real exists 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 milks any payments necessary to remove the default, and any payments so reade shall be applied to the payments next falling due the seller under this contract.

(?) 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 thread 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.

Reserving unto the seller a strip of land 30 feet on each side of center-line as described in Auditor's File No. 75126; Easement 30 feet on each side of centerline described as the North-South center line of the North-west quarter of the Northeast guarter, Sec. 30, T2N, Range 5 EWM. The easement shall be for the purposes of ingress and egress, together with use for utilities to the property. This easement shall extend North to the County Road.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real enacte on date of closing and to retain possession so long as purchaser is not in default hereinder. The purchaser covenants to keep the buildings and other improvements on said real exists in good repair and not to permit waste and not to use, or permit the use of, the real exists for any illegal purpose. The purchaser covenants to pay all services, installation or construction charges for water, sewer, electricity, sarbage 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 "eller 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 might have by reason of such default.

might have by veason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall tail to comply with up 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 nayments made by the purchaser hereunder and all improvements placed upon the real estate shall be forefield to the seller as leptostated damages, and the seller shall be construed as a wiver of any subsequent default.

Service upon purchaser of all demands, nuflets of other papers with respect to fortedure and terminate n of purchaser's rights made by United States Mall, postage pre-field, return receipt requested, directed to the purchaser are to sold to any payment required hereunder, the purchaser agrees to pay a reasynable sum as attorney's fees and all costs and expenses an termeetical with such suits. If the seller shall bring suit to procure an adjudication of the termination of the purchaser agrees to pay a reasynable sum as attorney's fees and all costs and expenses in termeetical with such suit. If the seller shall bring suit to procure an adjudication of the termination of the purchaser agrees to pay a reasynable sum as attorney's fees and all costs and expenses in connection with such suit, the functionar agrees to pay a reasynable sum as attorney's fees and all costs and expenses in connection with such validation the reasonable cast of searching records to determine the condition of title at the date such and to connection with such validation included in any judgment or decree entered in such suit.

IN WITNESS WHERROF, the parties retrieved have executed this instrument as of the date first wells as a feet of the such such and the parties are such as a constant of the condition of title at the date first wells as a constant of the such validation.

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DAN BUNN, INC., a Washington	Dun Anderson	3. St. Europe and a state of the state of th	(SPAL)
corporation,	Tourne T Am	daren bi ber	(SEAL)
By: Diniel E. Bunn	Don II. And II	derson ,by her po	ower or ar
politer of point.	Richard L. M	orris ///	(stal)
STATE OF WASHINGTON, 1			in Coenty
County of			
On this day personally appeared latter me			
	ing and the second seco	tanta anno 11 anno 11 a	
to me known to be the individual described in and w	he executed the - thin and foregoing	g instrument, and acknowledged ary act and deed, for the uses	
therein mentioned.	The Mar Apidite	my are and deput to: the uses	and purposes
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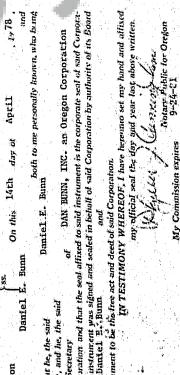
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cords of Skamania County, Walsh

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WASHINGTON STATE OF CLARK

Filed for Record it Request of

AFTER RECORDING MAIL TOL

SUBJECT TO: Trust Agreement recorded under Auditor's File No. 67998; Contract of Sale, recorded under Auditor's File No. 84914; Contract of Sale recorded under 75126; Reserving unto seller an easement as in Auditor's File No. 75126; An easement for purposes of ingress, egress and utilities to the property. This easement is 30 feet on each side of the centerline described as the North-South centerline of the Northwest quarter of the Northeast quarter, Section 30, Township 2 North, Range 5 East of the Willamette Meridian. This easement shall extend North to the

County Road. The terms and conditions of tale contract are as follows: The purchase price is TWENTY THOUSAND AND NO/100th (\$ 20,000 00 1 Dollars, of which THREE THOUSAND AND NO/100ths 15 (3,000,00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be said as follows: 1000) Dollars. NUNE , 19 78 19) Dollars. and WWO HUNDRED TWENTY AND NO/100ths ----- (\$ 220.00) Dollars, or more at purchaser's option, on or belief the 9th 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 per cent tal annum from the 9th day of , 1978 · MAY at the rate of 9%

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which interest shall be deducted from each installment payment and the balance of each payment applied in acquestion of principal. All payments to be made hereunder shall be made at direct to sellers c/o 17231 S. E. Evergreen Blvd. or at such other place as the seller may direct in writing.

Camas, Washington 9507 IT IS AGREED AND UNDERSTOOD BETWEEN SELLERAND BUYER HEREIN.

Skamana 6 Contract balance with interest thereon to be paid off within seven (7) years from date of closing. It is further agreed that upon each payment of \$7,500 upon the principal over and above all other payments, the seller shall give to purchaser a deed release to 21 acres of the above described real proparty. deed release to 21 acres of

May 9, 1978 As reserved to in this centract, "date of closing" shall be

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between granter and granter hereofter 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 delanguency.

real estate, the purchaser agrees to pay the same before delinquency

(2) The purchaser agrees, until the purchase price is "tilly part, to keep the buildings now and hereafter placed on said seal estate insured to the actual cash value thereof against loss or damage by both fire and wind term in a company acceptable to the seller and for the sellers senefit, as his interest may appear, and to pay all premiums therefor and to deliver all pointes and renewals thereof to the seller.

(1) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assign a shall be held to any covenant respecting the condition of any improvements thereon nor shall the further or seller or the assign of the be held to any covenant or agreement for alterations, improvements or repairs unless the assertant or agreement relied on is contained better up to in writing and attacked to and made a part of this contain.

in writing and attached to and made a part of this contract.

(4) The purchaser assumes all basards of damage to at destruction of any improvements row on said real estate or hereafter placed thereon, and of the taking of said real estate or any part facred for public use, and agrees that no such damage, destruction of taking shall constitute, failure of consideration. In case any part of said real estate is taken for public use, the portion of the condensation award or the condensation award or the condensation award or the condensation award or the realisting of the realist of such instrainte retraining after payment of the reasonal le expense of damage of description form a pert linear state of the realist of such instrainte retraining after payment of the reasonal le expense of damage of description forms pert linear against, the protection of such instrainte retraining after payment of the reasonal le expense of damage of damage of devoted to the restraction or rebuilding of such instrainte retraining after payment of the reasonal le expense of the realist of the r

purchase pine meter.

(3) The celler has delivered, or agrees to believe within 15 cits of the date of clother, a purchaser's policy of the insurance in standard form, or a commutational therefor, issued by said purchase price against less or damage by recommended the cellers title to said real estate as of the date of closing and containing no exception, other than the following:

a. Printed general exceptions appearing in said policy from;

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h. Lieng or ensumbrances 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

The Northeast quarter of the Southwest quarter of the Northeast quarter of Section 30, Township 2 North, Sange C. B.W.M., Skamania County, EXCEPT that portion lying within a strip of Land 60.00 feet in width, the centerline of which is described as the North-South centerline of the Southwest quarter of the Fortheast quarter, and the Northwest quarter of the Southeast quarter of said Section 30.
TOGETHER with an easement for ingress, egress, and utilities, over, under and across the above described 60.00 foot atrip. EXCEPT the South 1.00 feet of the above described 60.00 feet easement. ALSO to be known as parcel "B".

(10) Tizm is of the essence of this contract, and it is agre of that in case the purchaser shall fall to comply with or personn any condition or agreement hereof or to make any respinant required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the outphaser's rights bernium'r terminated, and upon his doing so, all payment; 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 teal estate; and no waiver by the seller of inty default on the part of the purchaser shall be construed as a waiver of any subsequent default;

Service upon perhaser of all demands, tollers of other papers with respect to forfeiture and terminated of purchaser's right made by United States Mail, postage pre-paid, a type feeting the first of the purchaser at his address last known. The seller, (11), Upon seller's election to bring suit to exforce now, covenant of this contract, including suit to collect any payment assumes that here in the purchaser's rights hereunder, the purchaser as the pay a reasonable time as attorney's fees and all costs and expenses in connection with such saits has sums shall be included in any indement or decree entered in such suit.

If the seller shall bring is a boroure an addition of the termination of the purchaser's rights hereunder, and independent is to If the seller shall bring to procure an adjudication of the termination of the purchaser's rights hereunder, and jedement is so entered, the purchaser agrees of y a reasonable sum as attornay's fees and all costs and expenses in connection with such suit, and also the reasonable cost of exacts to could be determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or deer a entered in such suit. IN WITNESS WHEREOF, the parties hereto have executed this descrimend as of the thine first written above Low B. Chile INC. a Washington DAN BUNN. Anderson by her power of corporation. Richard L. Norris STATE OF WASHINGTON, County of 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 acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my land and afficial scal this day of 5771 Tabiladetilla Endick 1995 Notary Public in and for the State of Washington, (107 i) - 1070 Amount Paid ... 200 Shomongo Churty you by ingringer thes MH230 COUNTY OF STANDARD OF STANDARD PIONEER NATIONAL I HEREBY CERTIFY THAT THE WITH MAY 1978 METRUMENT OF WRITING, FILED BY ATICOR COMPANY Filed for Record at Request of 14ch to said inst AFTER RECORDING MAIL TO: 45 ROCORDON IN BOOK 74 Decele ur mod 741 ECORDS OF EKAMMIA COUNTY, WALL WASHINGTON STATE OF. CLARK On this 17th day of April A. D. 1978, before me, the undersigned, a Notary Public in and for the State of Washington ., duly commissioned and sworm, personally appeared. Don A. Anderson.

to me known to be the individual described in and who executed the foregoing instrument for him-of the said. Johnne J. Anderson for the uses and purposes therein mentioned, and on eath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Joanne I. Andersonis now livion. WITNESS my hand and official seal he to affixed the day affid year in this carefficate also

Form L 31 (Acknowledgmont by Self and as Attorney in Mact. Ploneer National Title insurance Company)

Notary Public (and for the State Washington residing at Varicouver

BOOK 14 PAGE 742

(6) If selier'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 jeayments so made shall be 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 specified, to execute and deliver to purchaser a statutory warranty fulfil? ment deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that was attach after date of closing through any person other than the seller, and subject to the following:

Reserving unto the seller a strip of land 30 feet on each side of center-line as described in Auditor's File No. 75126; Easement 30 feet on each side of centerline described as the North-South center line of the North-west quarter of the Northeast quarter, Sec. 30, T2N, Range 5 EWM. The easement shall be for the purposes of ingress and egress, together with use for utilities to the property. This easement shall extend North to the County Road.

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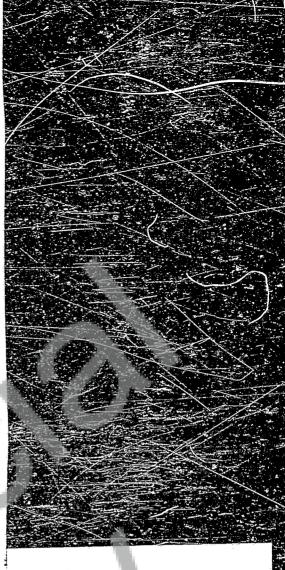
(8) Inless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of thomas and to tetain possession so long as preclaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on seld real estate in good re, it and not to permit waste and but to ure, or permit the ure of, the real estate for any liveral purpose. The purchaser covenants to pay all service, installation of construction clearers for water, swer, electifully, garbare or other unlay 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 pair by the seller, together with interest at the rate of 1675 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 contrart, and it is agreed that in case the porchaser shall fail to comply with an perform any condition or agreement hereof or to make any payment required hereander promptly at the time and in the manner here a removed, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon its discuss on all payments made by the purchaser where the ended and expenses and take possession of the real estate; shall be forfeited to the seller and providered through any observant of the purchaser of any default of the 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, postane pre-paid, return receipt requested, directed to the purchaser at the address last known to the caller.

Service upone vurchaser

IN WITNESS WHEREOF, the parties hereto have executed	this-instrument as of the date first written above
	Live C. a. Ce (STU)
DAN BUNN, INC. a Washington	Pon Anderson /
corporation,	Toanne T Anderson by her power of atty
By:	Joanne I. Anderson , by her power of atty Don A. Anderson (See)
Daniel E. Bunn	Richard L. Norris
STATE OF "ASHINGTON,)	and the party of the same of t
STATE OF ASHLABION,	# A N
County of	
On this day pear, sally appeared before me	
	ed the within and foregoing instrument, and acknowledged that
signed the same as	free and voluntary art and deed, for the uses and purposes
therein mentioned.	
GIVEN under my hand and official seal this	day of
5771	
स्थान सम्बद्धाः सम्बद्धाः स्थापना । स्था	Notary Public in and for the State of Washington,
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	residing at
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Surprise St. Co. Co.	
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	OF SKAMANIA
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	OF EKAMANIA COUNTY, WASS.
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WASHINGTON	
TE OF WASHINGTON	
nty of CLARK	
On this 17th day of April	A. D. 1978, before me, the under-
ed a Notary Public in and for the State of Washi	ngton duly commissioned
-worn, personally appeared Don_A. Anders	on
te known to be the individual described in and who	xecuted the foregoing instrument for him- self and
torney in fact of UDdille 1. Ander Son	also therein described, and acknowledged to me that luntary act and deed and as the free and voluntary act and deed
he said Joanne I. Anderson	for the uses and purposes therein mentioned, and on oath
ed that the power of attorney authorizing the execut	ion of this instrument has not been revoked and that the said



ind Corporati Notary Public for 9-24-01 hand fast . Sec. Merch personally Oregon year y of DAN BUNN, ING. an Oregon fixed to said instrument a the corporate sealed in behalf of said Corporation by a f. Burn.
the tree set and deed of said Corporation.
TN TESTIMONY WHEREOF, I have beroonto ny efficial seul the day and 39 both to me p. Bunn Commission expires 146. Danfel E. On this seal affixed t was signed and se Corporation, and that the said instrument was signe Danfel. B. Bunn Dan1e1 tand it he, the wid , and he, the v 1 instrument to Marion lid say that I Pr. sident, a STATE OF OREGON, of Mar appeared ģ and that County are P. test r. the

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ledgment by Self and ad Attorney in First. Proneur National Little Insurance occur

Notary Publicing and for the State of Washington

reading at Varcouver.

is now living.

WITNESS my hand and official seal hereto affixed the day and year in this care figure above written

Anderson.