



87034

REAL ESTATE CONTRACT

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THIS CONTRACT, made and entered into this 1st day of August, 1978,
between LEONARD T. FOSTER and RUBY J. FOSTER, husband and wife,
hereinafter called the "seller," and RAY C. NELSON and BETTY M. NELSON, 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 covenancements, in Skamania County, State of Washington:

Lot 15 of FOSTER ADDITION according to the official plat thereof on file and of record at page 33 of Book B of Plats, Records of Skamania County, Washington;

SUBJECT TO utility easement as more particularly shown on said plat.

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 TWO THOUSAND and NO/100 - \$2,000.00 Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchasers agree to pay the remaining balance of the purchase price amounting to Six Thousand and No/100 (\$6,000.00) Dollars in monthly installments of One Hundred Twenty-One and 66/100 (\$121.66) Dollars, or more, commencing on the first day of September, 1978, and on the first day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. Said monthly installments include interest at the rate of eight per-cent (8%) per annum and are to be applied first to interest and then to principal on the diminishing principal basis. The purchasers reserve the right at any time they are 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.



TRANSACTION EXCISE TAX

\$86.22

Ray C. Nelson, Betty M. Nelson

All payments to be made by the purchaser to the seller at P.O. Box 416, Stevenson, Washington 98648, or at such other place as the seller may direct in writing.

An reference to this contract, "this contract" shall be August 1, 1978

(1) The purchaser agrees to pay before delinquency all taxes and assessments that may be levied on said real estate, and 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 receipts therefor to the seller.

(3) The purchaser agrees that if inspection of said real estate has been made and that neither the seller nor his assigns shall be held liable for any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement 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 if the tax on said real estate for 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 consideration 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 consideration 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 devoted to the rebuilding or restoration of such improvements within a reasonable time, unless the purchaser elects that said proceeds shall be paid to the seller or application on the purchase price herein.

(5) The seller warrants that the purchase price will deliver an owner's policy of title insurance in standard form, or a contract 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;
- Lien or encumbrance 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 a defect in seller's title.

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(6) If seller's title to said real estate is subject to an existing contract or contracts which seller is obligated to perform, 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 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 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:

(a) Restrictive covenants 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 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 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.

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.

STATE OF WASHINGTON

County of Skumania

On this day personally appeared before me LEONARD T. FOSTER and RUBY J. FOSTER, his wife,
to wit: the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that
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

1st

day of

March

1978

at

Stevenson

County of Skumania

State of Washington

residing at

Stevenson

WHEN RECORDED, RETURN TO

SAFECO SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR.	<input checked="" type="checkbox"/>
INDIRECT:	<input checked="" type="checkbox"/>
RECORDED:	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>

THIS SPACE RESERVED FOR RECORDER'S USE

COUNTY OF SKUMANIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
<u>Ruby J. Foster</u>	
OF <u>Stevenson, W. Va.</u>	
AT <u>11:22 AM Aug 16</u> 19 <u>78</u>	
WAS RECORDED IN BOOK <u>75</u>	
OF <u>Skumania</u> AT PAGE <u>292</u>	
RECORDS OF SKUMANIA COUNTY, W. VA.	
<u>SEP 11 1978</u>	
COUNTY CLERK	