

(6) If seller's title to said real estate is subject to a pre-existing contract or contracts under which seller, or someone, is to pay, seller agrees to pay, seller agrees to make such payments in accordance with the terms thereof, and upon completion of the purchase 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 attach after date of closing through any person other than the seller, and subject to the following:

Easements and rights of way for the Jessup County Road.

(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 hereunder provided for 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, and upon his default, 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 all interest by the seller of any default in 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 interest on default of purchaser's rights may be made by United States Mail, postage prepaid, return receipt requested, directed to the purchaser at the address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including a 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 validity and date of 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 SKAMANIA

LESTER B. KNOWLTON, Husband
and
ARLIE A. KNOWLTON, Wife

On this day personally appeared to me **LESTER B. KNOWLTON and ARLIE A. KNOWLTON, Husband and wife**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as **husband and wife** free and voluntarily of and from each

for the uses and purposes therein expressed.

GIVEN under my hand and official seal this **22nd** day of **November**, 19**76**

Notary Public in and for the State of Washington
residing at **Steverson, Washington**

WHEN RECORDED, RETURN TO



OFFICIAL SEAL
DIANA POMEROY
NOTARY PUBLIC, CALIFORNIA
SAN DIEGO COUNTY, CA
My Comm. Exp. March 31, 1977

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

ON _____ before me, _____ a Notary Public in and for the said County and State, personally appeared _____ known to me to be the person whose name subscribed to the within instrument and executed that _____ executed the

THIS SPACE RESERVED FOR RECORDER'S USE
NY
COUNTY OF SAN MATEO

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY _____ OF _____ AT 3:30 A. 9-6 1976 WAS RECORDED IN BOOK 25 AT PAGE 343 RECORDS OF SAN MATEO COUNTY, WASH. _____ COUNTY ALBERTUS _____

REGISTERED	☒
INDEXED: DIR. C	☒
INDIRECT	☒
RECORDED	☒
COMPARED	☒
MAILED	☒

87162

(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 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 attach after date of closing through any person other than the seller, and subject to the following:

Easements and rights of way for the Jessup County Road.

(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, to not permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all services, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished on 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 as 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 term-nated, 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 or 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 securing 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.

Lester S. Knowlton SEAL
Archie A. Knowlton SEAL
Archie A. Knowlton SEAL
Archie A. Knowlton SEAL

STATE OF WASHINGTON,
County of SKAMANIA

On this day personally appeared before me **LESTER S. KNOWLTON and ARDIE A. KNOWLTON, Husband and wife,**

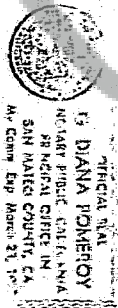
to me known to be the individual described above and who executed the within and foregoing instrument, and acknowledged that

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 22nd day of November, 1976

Archie A. Knowlton
Notary Public in and for the State of Washington
Residing at Stevenson, Washington

WHEN RECORDED, RETURN TO



STATE OF CALIFORNIA
COUNTY OF SAN MATEO
ON _____ before me,
_____, a Notary Public
in and for the said County and State, personally
appeared _____
known to me to be the person whose name is
subscribed to the within instrument and acknowl-
edged that _____ executed the same.

Notary Public

REGISTERED
INDEXED: DIR. ☒
INDIRECT: ☒
RECORDED:
COMPARED:
MAILED

THIS SPACE RESERVED FOR RECORDER'S USE
NY COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
Archie A. Knowlton
OF Stevenson, WA
AT 3:30 PM 9-6-1976
WAS RECORDED IN BOOK 75
OF Archie A. Knowlton PAGE 343
RECORDS OF SKAMANIA COUNTY, WASH.
Archie A. Knowlton
COUNTY CLERK