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BOOK 75 PAGE 70

REAL ESTATE CONTRACT

For Unimproved Property

Sk-11247

2-6-29-900 THIS CONTRACT, made this 1st day of November, 1978 between
 WALTER WILLIAM FELLMAN, JR., as his separate estate hereinafter called the "seller" and
 ERNEST STUMP and BARBARA STUMP, husband and wife; and
 ROBERT PALADENI and PATRICIA PALADENI, husband hereinafter called the "purchaser,"
 and wife

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the

seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

The Southeast quarter of the Southwest quarter of Section 29, Township 2
 North, Range 6 East of the Willamette Meridian.

SUBJECT TO: (1. Easements in favor of Pacific Northwest Pipeline Corporation
 a Delaware Corporation, by right of way contracts dated Jan. 11, 1956,
 recorded at page 400 of book 41 of deeds and at page 186 and 190 of book 42
 of deeds, of Skamania County, Washington. (2. Easements for electric power
 transmission lines, in favor of Pacific Power and Light Co. & Public Utility
 Dist. No. 1. (3. Easement as shown on survey recorded Oct. 31, 1978 under
 Auditor's File No 87506 in Book 1 of surveys at page 171 & 172.

Free of encumbrances, except

1. Contract of sale dated February 16, 1971, recorded February 18, 1971 in
 book 62 of deeds, page 620, Auditor's File No. 73152, between Donald A. Olson
 & Barbara Lynn Olson, h/w, et al, as sellers, and Dean and Lois Vogt, h/w as
 purchasers.
2. Contract of Sale dated February 25, 1975 recorded March 17, 1975, in Book
 68 of Deeds, page 512, Auditor's File No. 78890, records of Skamania Co., WA,
 between Dean and Lois Vogt, h/w as Sellers and Walter William Felman, Jr.,
 as Purchaser.

On the following terms and conditions: The purchase price is

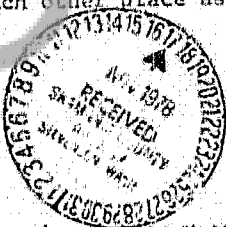
FORTY FOUR THOUSAND AND NO/100----- (\$44,000.00) dollars, of which
 EIGHT THOUSAND EIGHT HUNDRED AND NO/100----- (\$8,800.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows:

Quarterly payments of \$850.00, or more including interest at the rate of
 9 1/2 per cent per annum on the diminishing principal balance. First
 payment to begin NINETY (90) days from closing.

Contract to be paid in full 120 months from closing.

Seller agrees to grant deeds to one acre parcels by partial fulfillment
 of contract at \$1,200.00 per acre to be applied to principal balance of
 real estate contract in addition to regular contract payments.

Payments to be made hereunder shall be made at First Independent Bank
 or at such other place as the seller may direct in writing.



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The purchaser may enter into possession at closing.

The property has been carefully inspected by the purchaser, and no agreements or representations per-
 taining thereto or to this transaction, have been made, save such as are stated herein.

The purchaser agrees to pay before delinquency all taxes and assessments assumed by him, if any, and
 any which may, as between grantor and grantee, hereafter become a lien on the premises, not to permit waste;
 and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any
 such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the
 purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without
 prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that
 any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason
 thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be
 required to expend in procuring such moneys.

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 the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

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deliver to the purchaser a warranty fulfillment deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid downpayment.

insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

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.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Walter William Fellman, Jr. (Seal)
Walter William Fellman, Jr.
Ernest Stump (Seal)
Ernest Stump
Barbara Stump (Seal)
Barbara Stump
Robert Paladeni (Seal)
Robert Paladeni
Patricia Paladeni
Patricia Paladeni

STATE OF WASHINGTON,

County of Clark } ss.

On this day personally appeared before me

Walter William Fellman, Jr.

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 10th day of November, 1978

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

Transamerica Title Insurance Co



A Service of
Transamerica Corporation

Filed for Record at Request of

Name Ernest Stump

Address 31702 SE. 50th

City and State Washougal, WA 98671

REGISTERED	
INDEXED: REG	
INDEXED: E	
RECORDED	
COMPARED	
MAILED	

THIS SPACE RESERVE FOR RECORDING	
STATE OF WASHINGTON	
COUNTY OF SKAMMIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING FILED BY	
Mannum & Son Co	
ON November 15th	
AT 12:08 P.M. 11-17-78	
WAS RECORDED IN BOOK 75	
OF RECORD AT PAGE 105	
RECORDS OF SKAMMIA COUNTY, WASH.	
211 P. 10/1/78	
COUNTY CLERK	