



87763

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 25 PAGE 87

SK 11303

2-5-78-1-200

THIS CONTRACT, made and entered into this 7 day of December, 1978,
between STEVEN C. SIEVERS, a single man,
hereinafter called the "seller," and DENNIS D. BENSON and DEBBIE A. BENSON, 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 appurtenances, in

Skamania

County, State of Washington

A Tract of land in the Northeast quarter of Section 28, Township 2 North, Range 5 E.W.M., described as follows:

BEGINNING at the Southwest corner of the East half of the Northeast quarter of the Northeast quarter of said Section 28; thence South $2^{\circ} 08' 10''$ West a distance of 217.47 feet; thence South $89^{\circ} 15' 21''$ West a distance of 588.10 feet; thence North $10^{\circ} 43' 42''$ East a distance of 232.03 feet thence North $89^{\circ} 47' 10''$ East to the point of beginning.

ALSO KNOWN AS Lot 2 of Harold B. Connet Short Plat, recorded September 28, 1978, in Book 2 of Short Plats, at Page 72, under Auditor's File No. 87309, records of Skamania County, Washington.

SUBJECT TO: 1. Terms, provisions and conditions of Contract of Sale dated 9-20-78, recorded under Auditor's File No. 87333, in Book 75 of Deeds at Page 448 (Contract includes other property).
2. Road easement for ingress and egress as established by instrument recorded 11-18-77, under Auditor's File No. 85301.

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

ELEVEN THOUSAND AND NO/100-----is \$11,000.00) Dollars, of which
TWO THOUSAND TWO HUNDRED AND NO/100-----is 2,200.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

ONE HUNDRED AND NO/100-----\$100.00) Dollars,

or more at purchaser's option, on or before the 13 day of January 1979,

and ONE HUNDRED AND NO/100-----\$100.00) Dollars,

or more at purchaser's option, on or before the 13 day of each succeeding calendar month until the balance of said purchase price at the rate of $9\frac{1}{2}$ per cent per annum from the 13 day of December 1978,

when interest shall be deducted from such installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at 3838 S.W. Corbet Avenue
or at such other place as the seller may direct in writing Portland, Oregon.

Notwithstanding the aforementioned payment terms of this Contract, the Purchaser agrees to pay in full, the entire remaining principal balance, together with any accrued interest owing Seller, within Ten (10) years from date of closing.

6367

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF SKAMANIA COUNTY, WASHINGTON

ON THIS 13TH DAY OF DECEMBER, 1978.

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF SKAMANIA COUNTY, WASHINGTON

ON THIS 13TH DAY OF DECEMBER, 1978.

As referred to in this contract, "date of closing" shall be

December 13, 1978

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF SKAMANIA COUNTY, WASHINGTON

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be levied on 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 instituted payment of or agreed to purchase subject to, any taxes or assessments now or hereafter 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, law 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 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 regarding the condition of any improvements thereto nor shall the purchaser or seller or the assigns of either be held to any covenant, except for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or in writing and entered 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 taking of said real estate or any part thereof for public use, he agrees that no such damage, destruction or taking shall constitute a cause of condemnation. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonably 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 pay the purchaser to hold 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 by fire or flood, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller may deliver, or agrees to deliver within 15 days of this date of closing, a purchaser's policy of title insurance in standard form, or a commitment thereto, 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:

- a. Prior judgments, executions appearing in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is so to be made subject, and
- c. Any existing contract or commitment under which seller is purchasing and 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 defects in seller's title.

(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, or 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 necessary payment to remove the default, and any payments so made shall be applied to the payments next falling due, or in the order of liability.

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF SKAMANIA COUNTY, WASHINGTON
ON THIS 13TH DAY OF DECEMBER, 1978.

(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 hereinafter 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:

1. Road easement for ingress and egress as established by instrument recorded 11-18-77, under Auditor's File No. 85301.

(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.

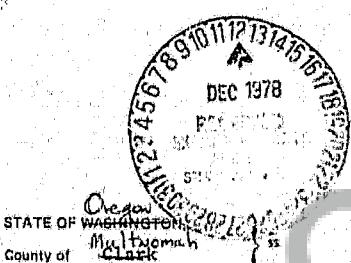
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's 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 to 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 or 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
Multnomah
County of CLARK

x Steven C. Sievers (SEAL)

x Dennis D. Benson (SEAL)

x Debbie A. Benson (SEAL)

On this day personally appeared before me
Steven C. Sievers
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

5 day of

December, 1978

Richard Dale Clinton
Notary Public in and for the State of Washington Oregon
residing at Vancouver Lake Oregon



SAFECO TITLE INSURANCE COMPANY

SAFECO

Filed for Record at Request of & Please return to:

NAME: Steven C. Sievers

ADDRESS: 3818 S.W. Corbett

CITY AND STATE: Portland, Oregon

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| I HEREBY CERTIFY THAT THE | |
| INSTRUMENT OR DEED, OR FILED BY | |
| <i>Steven C. Sievers</i> | |
| OF <i>Steven C. Sievers</i> , U.C.A. | |
| AT <i>10 AM Dec 12 1978</i> | |
| AS RECORDED IN BOOK 75 | |
| OR <i>Deed</i> AT PAGE 817 | |
| RECORDS, OF MULTNOMAH COUNTY, OREGON | |
| <i>Richard Dale Clinton</i> | |
| COUNTY AUDITOR | |

STATE OF OREGON,
County of *Multnomah*

BE IT REMEMBERED That on this

ONE HUNDRED AND NO/100

or more at purchaser's option, on or before the

13

day of

January

\$100,00

Dollars

and ONE HUNDRED AND NO/100

\$100,00

Dollars

or more at purchaser's option, on or before the 13 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 at the

rate of 9½ per cent per annum from the 13 day of December 1978 which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at 3836 S.W. Corbett Avenue or at such other place as the seller may direct in writing.

Notwithstanding the aforementioned payment terms of this Contract, the Purchaser agrees to pay in full, the entire remaining principal balance, together with any accrued interest owing Seller, within Ten (10) years from date of closing.

TRANSACTION EXCISE TAX

REG. NO. 6361
Amount Paid \$100.00

As referred to in this contract, "date of closing" shall be

December 13, 1978

Clackamas County Assessor

(1) The purchaser assumes and agrees to pay heretofore and in the future all taxes and assessments that may affect the property and fixtures hereinafter becoming a part of said real estate, and if by the seller. In this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, he has assumed payment of or agreed to pay same subject to any taxes or assessments now or hereafter due on said real estate, the seller having agreed to do the same before a date of closing.

(2) The purchaser agrees that the purchase price is all paid to him the buildings, news and hereafter placed upon said real estate insured to the actual cash value in the event of loss or damage by fire, fire and windstorm in a company acceptable to the seller and for the seller's benefit, at his interest no less than, and to pay all premiums therefor and to deliver all policies and certificates issued to the seller.

(3) The purchaser agrees that full assumption of said real estate has been made and that neither the seller nor his assigns shall be held to any government requisition or condemnation of any improvements that the seller nor shall the purchaser or seller nor the assigns of either be held to any covenant or agreement for elevation, improvements or repairs unless the cost and/or agreement referred to is contained herein or in a writing and attached to and made a part of this contract.

(4) The purchaser agrees to all hazards of damage to or destruction of any improvements now on and real estate or hereafter placed thereon, and if the cause of said real estate or any part thereof for rents or uses, and agrees that no such damage, destruction or taking shall constitute a failure of title, unless the 10% down payment on part of said real estate is taken for good uses, the portion of the condominium award remaining after payment of reasonable expenses of insuring the same shall be held by the seller and applied as payment on the purchase price herein until the seller elects to release his interest in 10% of a portion of said condominium award to the building or restoration of any improvements required by law in case of damage or destruction of a part thereof, and the proceeds of such insurance remaining after payment of the reasonable expense of insuring the same shall be deposited to the restoration or rehabilitation of such improvements within a reasonable time, unless purchased by the seller, and provided that he has no liability for accumulation on the purchase price herein.

(5) The seller has given, or agrees to give, within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment thereto, issued by E&FICO, an insurance Company, insuring the purchaser to the full amount of said purchase price, against loss or damage by reason of defect in title to said real estate as of the date of closing and containing no exclusions other than the following:

- a. Printed general exceptions appearing in said policy;
- b. Liens or encumbrances which are the result of real contracts, and none is to assume, or as to which the conveyance hereunder is to be made subject, and
- c. Any existing contract of contracts, in which seller is purchasing said real estate, and any mortgage or other obligation, which seller by his contract agrees to pay, none of which for the purpose of this paragraph shall be deemed defects in seller's title.
- (6) If seller's title to said real estate is subject to any existing contracts under which seller is purchasing said real estate, or any mortgage or other obligation on such title to buyer, seller agrees to make such payments in accordance with the terms thereof, and upon default, or nonpayment, to have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payment(s) most falling due first, by the title to his contract.

TRANSACTION EXCISE TAX
Clackamas County Assessor, Reg. No. 6361
Searsmont County Assessor, Reg. No. 6361

23456
RECEIVED
STATE OF WASHINGTON
MAY 1978
County of Clark

DEC 1978

x *Dennis D. Benson*
Dennis D. Benson

SEAL

x *Debbie A. Benson*
Debbie A. Benson

SEAL

On this day personally appeared before me
Steven C. Sievers
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
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

5 day of

December, 1978

Richard Dale Hutton
Notary Public in and for the State of Washington Oregon
residing at Vancouver Lake Oregon



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of & Please return to:

NAME Steven C. Sievers
ADDRESS 3838 S.W. Corbett
CITY AND STATE Portland, Oregon

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