



REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 1st day of December, 1978 between CORNELIS VALKENBURG and JOHANNA VALKENBURG, husband and wife, hereinafter called the "seller", and ROBERT L. HILDENBRAND and HETTY G. HILDENBRAND, 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 located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 26, Township 4 North, Range 7 E.W.M., described as follows:

Beginning at a point 367.6 feet east and 163 feet north of the southwest corner of the NE 1/4 of the SW 1/4 of the said Section 26; thence north 11° east 283 feet, more or less, to the center of the channel of Trout Creek; thence following the center of the channel of Trout Creek in a northwesterly direction 176 feet, more or less, to intersection with the center line of County Road No. 2270, known and designated as the Trout Creek Road; thence in a southwesterly direction following the center line of said Trout Creek Road 331 feet; thence east 300 feet to the point of beginning.

TOGETHER WITH water rights appurtenant to the above described real property subject to the rights of others as set forth in Seller's deed from Charles L. Sweiberg and Sharon A. Sweiberg, husband and wife, as recorded in Book 75 of Deeds, page 775, records of Skamania County, Washington, on December 4, 1978.

ALSO TOGETHER WITH all rights connected with a Certificate of Water Right recorded August 25, 1978 in Book K at page 46, records of Skamania County, State of Washington;

The terms and conditions of this contract are as follows: The purchase price is Thirty Thousand and No/100 (\$30,000.00) Dollars of which Five Hundred and No/100 (\$500.00) Dollars has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchaser agrees to pay the balance of the purchase price in the sum of Twenty-nine Thousand Five Hundred and No/100 (\$29,500.00)

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Dollars in monthly installments of Three Hundred and No/100 (\$300.00) Dollars, or more, commencing on the 1st day of January, 1979, and on the 1st day of each and every month thereafter until the balance of the purchase price shall have been paid. The said monthly installments shall include interest at the rate of nine percent (9%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. 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.

All payments to be made hereunder shall be made at MP 007L Frank Johns Road, Stevenson, Washington 98648, or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be December 1, 1978.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between 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 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 at inst 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 thereof 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 respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or 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 of the taking of said real estate or 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 condemnation 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 condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from peril insured against, 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.

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(5) 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:

a) Easements and rights of way for County Road No. 2270 designated as the Trout Creek Road and for a private access road along the south line of the aforesaid premises.

(6) 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.

(7) 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.

(8) 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.

(9) 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.

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IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

John L. Hildenbrand
Robert L. Hildenbrand
Hetty G. Hildenbrand

STATE OF WASHINGTON)
 County of Skamania)

On this day personally appeared before me CORNELIUS VALKENBURG and JOHANNA VALKENBURG, husband and wife, to me known to be the individuals 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 December 1978.

Levi Jay Ford
 NOTARY PUBLIC in and for the
 State of Washington,
 residing at Carson, Wa.

STATE OF WASHINGTON)
 County of Skamania)

On this day personally appeared before me ROBERT L. HILDENBRAND and HETTY G. HILDENBRAND, husband and wife, to me known to be the individuals 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 December 1978.

Levi Jay Ford
 NOTARY PUBLIC in and for the
 State of Washington,
 residing at Carson, Wa.

6380

No. _____
 TRANSACTION EXCISE TAX
 DEC 19 1978
 Amount Paid \$300.00
 Skamania County Treasurer
 By _____