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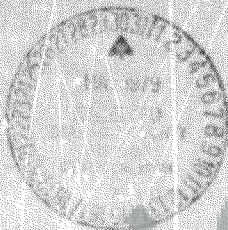
REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 76 PAGE 618

SAFECO

SK-1/Sol
1-3-28-3-400 W.O.P.THIS CONTRACT, made and entered into this 21st day of May, 1979between **TED W. KENT and LAVONNE I. KENT, husband and wife,**
hereinafter called the "seller," and **CONCHITA C. JACKSON, a married woman, as her**
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.

(EXHIBIT "A", ATTACHED)



The terms and conditions of this contract are as follows: The purchase price is **TWELVE THOUSAND, FIVE HUNDRED and No/100----- \$12,500.00** Dollars, of which
THREE THOUSAND and No/100----- \$3,000.00 Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

ONE HUNDRED TWENTY FIVE and No/100----- \$125.00 Dollars
on or before the **1st** day of **July**, 1979

and **ONE HUNDRED TWENTY FIVE and No/100----- \$125.00** Dollars
on or before the **1st** 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 deferred balance of said purchase price at the
rate of **ten** per cent per annum from the **1st** day of **June**, 1979
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

It is agreed to be in full hereunder shall be made at: **200 Promenade Building, Oregon City, Oregon 97045**
or at such other place as the seller may direct in writing.

The date of closing shall be the **date of execution of this contract.**The purchaser agrees and agrees to pay before closing all taxes and assessments that may be levied against and granted
to the seller on and to the 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 pay any such contract or any taxes or assessments on said real estate, the
purchaser agrees to pay the same before closing.The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured by
the seller with value thereof against loss or damage by fire and windstorm in a company acceptable to the seller and for the seller's
benefit, to maintain the same, and to pay all premiums therefor and to deliver all notices and reports thereof to the seller.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
warranty as to 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 in or on is contained herein or as in writing and
attached hereto as a part of this contract.The seller warrants that the title to said real estate is free from all liens and encumbrances except as herein provided, and that the seller shall be held to any
warranty as to 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 in or on is contained herein or as in writing and
attached hereto as a part of this contract.The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard
form, or a commitment 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:1. Known general exceptions appearing in said policy form;
2. Easements or encumbrances, in which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereon is to be
made subject, and3. Any existing contract or contracts or, for which seller is purchasing said real estate, and any mortgage or other obligation, which seller is
bound to pay, or of which for the purpose of this paragraph (3) shall be deemed a defect in seller's title.If at any time said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or if
seller or any assignee of seller is to pay, or if seller agrees to make any payments in accordance with the terms thereof, or if seller or
any assignee of seller has the right to make any payments, necessary to remove the defect, and, the payments so made shall be applied to the
payment of the debt due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner herein specified, to execute and deliver to purchaser a statutory warranty deed thereto heretofore 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:

(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, gas 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 hereunder 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 improvements 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, notice or other papers with respect to forfeiture and termination of purchaser's right may be made by United States Mail, postage prepaid, 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 sum shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to secure 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 pay its reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sum 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.

TO: 6732
TRANSACTION EXCISE TAX

MAY 30 1979

Amount Paid: \$125.00

By: Clark County Treasurer

By: Clerk of Court

STATE OF WASHINGTON

County of: CLARK

On this day personally appeared before me **TED W. KENT and LAVONNE I. KENT,**

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 purposes and purposes therein contained.

Witness my hand and official seal this 24th day of May, 1979

[Signature]
Notary Public in and for the State of Washington
Residing at: Vancouver



SAFECO

SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

THIS SPACE RESERVED FOR RECORDER'S USE



EXHIBIT "A"

A tract of land in the Northwest quarter of Section 28, Township 2 North, Range 5 East of the W.M., described as follows:

Beginning at the North quarter corner of said Section 28; thence South $00^{\circ} 26' 45''$ East along the centerline of said Section a distance of 247.50 feet; thence South $50^{\circ} 20' 07''$ West a distance of 383.95 feet to the true point of beginning of this description; thence continuing South $50^{\circ} 20' 07''$ West a distance of 673 feet; thence South $84^{\circ} 06' 16''$ East a distance of 456.99 feet to a point on the cul-de-sac line; thence following the cul-de-sac line in a northerly direction to a point that is South $0^{\circ} 25' 45''$ East 468.28 feet distant from the true point of beginning; thence North $0^{\circ} 25' 45''$ West a distance of 468.28 feet to the true point of beginning.

Also known as Lot 1 of Kent Short Plat recorded April 27, 1973, in Book 2 of Short Plats, page 102, Auditor's File No. 88432, records of Skamania County, Washington

RESERVING unto the Sellers, their heirs and assigns, the right of ingress, egress and utilities over and across Sievers Road, a private road.

GRANTING to the Purchasers, their heirs and assigns, the right of ingress, egress and utilities, in common with others, over and across Sievers Road, a private road and connecting with LaBarrre Road.

COUNTY OF SKAMANIA
 THE STATE OF WASHINGTON
 INTESTATE ESTATE OF
Skamania Co. Title Co.
 OF *Skamania, Wa.*
 AT *Walla Walla, May 30, 1977*
 I, *Reed*,
 COUNTY AUDITOR
 DO HEREBY CERTIFY
 THAT THE FOREGOING
 IS A TRUE AND CORRECT
 COPY OF THE ORIGINAL
 FILED IN MY OFFICE
 ON *May 30, 1977*
 AT *Walla Walla*
 COUNTY AUDITOR

FILED	INDEXED
SERIALIZED	FILED
MAY 30 1977	
WALLA WALLA	