

91898

BOOK 77 PAGE 201

SK-12838

## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 14th day of January, 1981

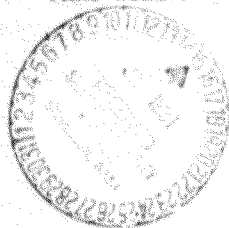
between MELVIN ROBY, a married man, as his sole and separate property

hereinafter called the "seller," and RAY A. MARCHANT and GAIL A. MARCHANT,  
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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF



The terms and conditions of this contract are as follows: The purchase price is ELEVEN THOUSAND AND NO/100 (\$--11,000.00-- Dollars, of which FIVE THOUSAND AND NO/100 (\$--5,000.00-- Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

SIXTY DOLLARS AND NO/100 (\$--60.00-- Dollars, or more at purchaser's option, on or before the 15th day of FEBRUARY, 1981.

SIXTY AND NO/100 (\$--60.00-- Dollars, or more at purchaser's option, on or before the 15th 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 --10.00-- per cent per annum from the 15th day of JANUARY, 1981, 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 4683 S.E. 16th Court, Gresham, Oregon 97030 or at such other place as the seller may direct in writing.

\* THE ENTIRE BALANCE IS TO BE PAID IN FULL TWO YEARS FROM THE DATE OF CLOSING.

7945

No. \_\_\_\_\_  
TRANSACTION EXCISE TAXDate 1/15/81  
Amount Paid \$ 11,000.00

As required in this contract, "date of closing" shall be recording.

Skamania County Treasurer

(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 to the terms of this contract the purchaser has assumed payment of a mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now or then 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 against loss or damage, to both fire and burglar, 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 agent, shall 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 consideration shall remain after payment of reasonable expenses or 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 a 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.

(5) 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 First American 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:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, when 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 or any mortgage or other obligation, with or without default, the purchaser shall have the benefit of the payments then falling due thereon.

(7) The seller agrees, upon receiving 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 found to be subject to any encumbrances except any that may attach after date of closing through any person other than the seller, and to the following:

not to an existing contract or contracts under which seller is purchasing said real estate, to pay, seller agrees to make such payments in accordance with the terms thereof, and to make any payments necessary to remove the default, and any payments so made shall be applied to the payments then falling due thereon.

fulfillment

deed to said real estate, excepting any part thereof hereafter found to be subject to any encumbrances except any that may attach after date of closing through any person other than the seller, and to the following:

Easements, covenants, conditions, restrictions, reservations and rights of way of record.

(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 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 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.

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

*Melvin Roby* (SEAL)  
MELVIN ROBY  
*Gail A. Marchant* (SEAL)  
GAIL A. MARCHANT  
*Ray A. Marchant* (SEAL)  
RAY A. MARCHANT

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me MELVIN ROBY

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 13th day of JANUARY, 1981

*John H. ...*  
Notary Public in and for the State of Washington,

residing at VANCOUVER



First American Title  
INSURANCE COMPANY

Registered  
Indexed, Dir. ☒  
Indirect ☒  
Recorded ☒  
Mailed ☒

MAIL TO

Name... Ray A. & Gail A. Marchant

Address... 797 H Street

City and State... Washougal, WA 98671

NOTARY PUBLIC RECEIVED FOR RECORDER'S USE	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING FILED BY	
Sh. Co. Title Co.	
OF	7th
AT	1215 1/2
VAS	22
OF	201
RECORDS OF SKAMANIA COUNTY, WA	
<i>John H. ...</i>	
NOTARY PUBLIC	



EXHIBIT "A"

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A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 295 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH  $59^{\circ}$  EAST TO WHERE SAID LINE INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF DUNCAN CREEK ROAD NO. 10112 AS THE SAME IS ESTABLISHED AND TRAVELED JANUARY 1, 1979; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO WHERE SAID RIGHT OF WAY LINE INTERSECTS THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 1 OF W. H. AND JUDITH A. DOWNER SHORT PLAT NO. 2, RECORDED DECEMBER 5, 1978, UNDER AUDITOR'S FILE NO. 87723, IN BOOK 2 OF SHORT PLATS, PAGE 84, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

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