



92195

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 7 PAGE 512

THIS CONTRACT, made and entered into this 18th day of MARCH, 1981
 between FRED A. HAAG and JUDY A. HAAG, husband and wife, and THEODORE J. SHAW and
 PATRICIA L. SHAW, husband and wife, DOING BUSINESS AS HAAG and SHAW CONSTRUCTION
 hereinafter called the "seller," and ROBERT E. KIMBAL and SHAREN E. KIMBAL, husband and wife, as
 "Joint Tenants", and not as tenants in common, nor as community property
 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:

Lot 2 of HIDEAWAY ON THE WASHOUGAL, according to the official plat thereof, on file and
 of record at page 151 of Book "A" of Plats, records of Skamania County, Washington.

**SUBJECT TO: Easements as shown on the face of the plat, recorded October 27, 1971 under
 Auditor's File No. 74397, Book "A" of Plats, Page 151, records of Skamania County, Wa.;
 Any question that may arise due to shifting or change in the course of the Washougal River
 or due to said river having changed its course; Right of the State of Washington in and to
 that portion of said promises, if any, lying in the bed of the Washougal River, if said
 river is navigable; and Restrictive covenants and conditions of ownership dated October 1,
 1971 and recorded October 4, 1971 at page 358 of Book 63 of Deeds, Auditor's File No.
 73996, records of Skamania County, Washington.

The terms and conditions of this contract are as follows: The purchase price is FIFTEEN THOUSAND and No/100ths-----

----- \$ 15,000.00 Dollars, of which

TWO THOUSAND and 50/100ths----- \$ 2,000.00 Dollars have
 been paid; the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

TWO HUNDRED FOURTEEN and 50/100ths----- \$ 214.50 Dollars

or more at purchaser's option, on or before the 1st day of MAY 19 81

and TWO HUNDRED FOURTEEN and 50/100ths----- \$ 214.50 Dollars

or more at purchaser's option, 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 agrees to pay interest on the diminishing balance of said purchase price at the

rate of Twelve (12.00%) per cent, compounded from the 23rd day of MARCH 19 81
 which interest will 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 324 S.E. Washougal River Road, Washougal, Wash. 98671,
 or at such other place as the seller may direct in writing.

**IT IS A CONDITION OF THIS AGREEMENT THAT THE SELLERS SHALL SET UP AN ESCROW COLLECTION
 ACCOUNT FOR THE PURPOSE OF COLLECTING THE MONTHLY INSTALLMENTS AS SET FORTH ABOVE, AND FOR
 THE DEPOSIT OF THE WARRANTY FULFILLMENT DEED TO THE SUBJECT PROPERTY.

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As referred to in this contract, "date of closing" shall be UPON RECORDATION OF THE REAL ESTATE CONTRACT

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may at 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 against loss or damage by both fire and all causes 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 regarding 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 a cause insured against, the proceeds of such insurance run along 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 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. Printed general exceptions 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 to be
 made subject; and

c. Any existing contract or contracts under which seller is purchasing said 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 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.

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This contract is conformable with County recording ordinances.
 It complies with the provisions of the Uniform Real Estate Recordation Act.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to

fulfillment

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. Any unpaid real property taxes, and or assessments; B. Easements as shown on the face of the plat of said Addition recorded October 27, 1971 under Auditor's File No. 74087, in Book "A" of Plats, page 151, records of Skamania County, Washington; C. Any question that may arise due to the shifting or change in the course of the Washougal River or due to said river having changed its course; D. Right of the State of Washington in and to that portion of said premises, if any, lying in the bed of the Washougal River, if said river is navigable; and E. Restrictive covenants and conditions of ownership dated October 1, 1971, and recorded October 4, 1971 at page 358, of Book 63 of Deeds, Auditor's File No. 73996, records of Skamania County, Washington.

(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 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

THE PURCHASERS by signing the acceptance below, evidence their intention to acquire their interest

in said premises as JOINT TENANTS with RIGHT OF SURVIVORSHIP, and not as community property, nor as tenants in common.

*ACCEPTED AND APPROVED:

BY Robert E. Kimbal

BY Sharen K. Kimbal

STATE OF WASHINGTON,

County of Clark



On this day personally appeared before me Fred A. Haag, Judy A. Haag, Theodore J. Shaw and Patricia L. Shaw

to be the individual as 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 herein mentioned.

Given under my hand and official seal this

20th day of March, 1981.

8097

residing at Washougal

PURCHASERS:

XX Robert E. Kimbal

Robert E. Kimbal, Purchaser

XX Sharen K. Kimbal

Sharen K. Kimbal, Purchaser

STATE OF WASHINGTON,

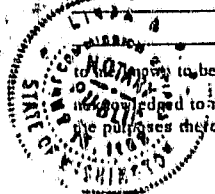
County of Clark

ss. By William J. Rasmussen

Skamania County Treasurer

ROBERT E. KIMBAL and

SHAREN K. KIMBAL



On this day personally appeared before me Robert E. Kimbal and Sharen K. Kimbal to be the individual as described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 19th day of March, 1981

William J. Rasmussen

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



or at such other place as the seller may direct in writing.

****IT IS A CONDITION OF THIS AGREEMENT THAT THE SELLERS SHALL SET UP AN ESCROW COLLECTION ACCOUNT FOR THE PURPOSE OF COLLECTING THE MONTHLY INSTALLMENTS AS SET FORTH ABOVE, AND FOR THE DEPOSIT OF THE WARRANTY FULFILLMENT DEED TO THE SUBJECT PROPERTY.**

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(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 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 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 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. Printed general exceptions 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 in the mortgagee's interest.
- c. Any existing contract or contracts under which seller is purchasing said 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 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.

For record in compliance with County subdivision ordinances.
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