



REAL ESTATE CONTRACT
(FORM A-1064)

BOOK 19 PAGE 612

THIS CONTRACT, made and entered into this 18th day of October, 1980

Between **H. ROBERT COLE and HELEN R. COLE, husband and wife,**
hereinafter called the "seller," and **RYAN D. MINTON and IELA K. MINTON, 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:

The West half of the North half of the Northeast Quarter of the Northeast Quarter of Section 22, Township 4 North, Range 7 East of the Willamette Meridian. Also known as Soda Springs Road.



The terms and conditions of this contract are as follows: The purchase price is **Ten Thousand and No/100**

\$10,000.00 Dollars, of which

Five Hundred and No/100 is **\$500.00** Dollars have been paid by the purchaser to the seller as earnest money, and the balance of said purchase price shall be paid as follows:

One Hundred Thirty Six and 30/100 is **\$136.30** Dollars,

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

15th day of **November**

1980

and **One Hundred Thirty Six and 30/100** is **\$136.30** 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 agrees to pay interest on the balance of said purchase price at the rate of

twelve (12) per cent per annum from the **18th** day of **October** 1980

all payments to be made hereunder shall be made at or at such other place as the seller may direct in writing.

**H. Robert and Helen R. Cole
R. J. Box 534, Lyle, WA. 98635**

No. **8140**

TRANSACTION EXCISE TAX

APR 17 1981

Amount Paid **100.00** + **6.00** = **106.00**

Skamania County Treasurer

By **T. J. Sullivan** County Clerk

October 18, 1980

(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 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 its agents shall be held to any claimant requesting the completion of any improvements thereon nor shall the purchaser or seller or the assignor 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 taking 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 reasonable expenses of procuring the same shall be paid to the seller and applied in 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 deemed 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 LAFCO 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 all payments in accordance with the terms thereof, and upon default the purchaser shall have the right to make any payments deemed by it to protect the defect, and any payments so made shall be applied to the payments next falling due the seller under this contract.

17. The seller agrees to pay the purchase price and interest in the manner and on the dates specified in the schedule of payments attached to this contract. The seller shall be liable for the payment of the purchase price and interest in the manner and on the dates specified in the schedule of payments attached to this contract. The seller shall be liable for the payment of the purchase price and interest in the manner and on the dates specified in the schedule of payments attached to this contract.

2. Easement of record

- a. The purchaser shall not sell, assign or hypothecate this contract or lease, sublease or subdivide the land or premises which is the subject of this contract without the written consent of the seller.
- b. No timber shall be cut and removed except as incidental to the construction of a single family house until the contract balance shall have been paid in full.

(9) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on the date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the building 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.

(10) 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.

(11) 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 covenant 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.

(12) 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.

H. Robert Cole

Helen R. Cole

Ryan D. Minton

Lela K. Minton

STATE OF WASHINGTON,

County of

On this day personally appeared before me

H. Robert Cole and Helen R. Cole

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.

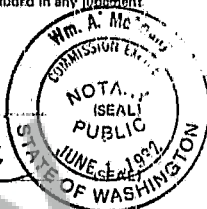
for the use and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of

Jan 81.

Notary Public in and for the State of Washington

residing at



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

Registered
Indexed, Dir.
Indirect
Report
Mail

Klickitat Co. Title Co.
NAME Ryan D. and Lela K. Minton

ADDRESS P.O. Box 51

CITY AND STATE Opelousas, La.

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF WASHINGTON) SS
COUNTY OF SKAGHANIA)

HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING IS BY

Clickitat Co. Title Co.

OF Klickitat Co. Title Co.

AT 31252 on April 17, 81

WAS RECORDED IN BOOK 229

OF Page 612

RECORDED OF SKAGHANIA COUNTY WA

D. J. Morrison

CLERK

DEPUTY