

REAL ESTATE CONTRACT

THIS AGREEMENT, made and entered into this 20th day of January, 1955, between NORMA J. WRIGHT, as her sole and separate property, hereinafter called the Seller, and HAROLD EUGENE WHITE and KATHLEEN MAE WHITE, husband and wife, hereinafter called the Purchaser,

W I T N E S S E T H :

That the Seller agrees to sell to the Purchaser and the Purchaser agrees to purchase of the Seller the following described real estate, with the appurtenances, situate in the County of Skamania, State of Washington, to-wit:

Commencing at a point on the south line of Stevenson Park Addition, which said point is on the center line of the old survey of Strawberry Road, which said point bears north 1370.27 feet and 1095.2 feet east of the west line of the Henry Shepard Donation Land Claim; go thence south 29° 18' east 135.6 feet to a point; thence south 81° 10' east 165 feet to a point; thence north 143.6 feet to a point; thence west 231.9 feet to the point of beginning, containing one-half acre, more or less.

The purchase price is the sum of \$1500.00 plus interest on deferred balances at the rate of 6% per annum, payable at the rate of \$50.00 per month including interest on the 20th day of each and every month, commencing on the 20th day of January 1955 and continuing until the entire balance of principal and interest have been paid in full.

The Purchaser is entitled to take possession of said premises immediately.

The Purchaser agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

The Purchaser assumes all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed

thereon, and of the taking of said premises or any part thereof for public use.

The Purchaser agrees, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire in some company acceptable to the Seller and for the Seller's benefit as interest may appear and to pay all premiums therefor and to deliver all policies and renewals thereof to the Seller.

In case the Purchaser shall fail to make any payment hereinbefore provided by the Purchaser to be made, the Seller may make such payment and any amount so paid by the Seller, together with interest thereon from date of payment until repaid at the rate of ten (10) per cent per annum, shall be repayable by the Purchaser on demand, all without prejudice to any other right the Seller might have by reason of such default.

The Purchaser agrees that full inspection of said described premises has been made and that neither the Seller nor assigns shall be held to any covenant respecting the condition of any improvements on said premises nor to any agreement for alterations, improvements or repairs, unless the covenant or agreement relied on be in writing and attached to and made a part of this contract.

The Seller agrees, on full payment of said purchase price in manner hereinbefore specified, to make, execute and deliver to the Purchaser a good and sufficient warranty deed of said described premises.

Time is of the essence of this contract. In case the Purchaser shall fail to make any payment of the said purchase price promptly at the time the same shall fall due as hereinbefore specified, or promptly to perform any covenant or agreement aforesaid, the Seller may elect to declare forfeiture and cancellation of this contract and upon such election being made all rights of the Purchaser hereunder shall cease and determine and any payments theretofore made

hereunder by the Purchaser shall be retained by the Seller in liquidation of all damages sustained by reason of such failure. Service of all demands, notices or other papers with respect to such declaration of forfeiture and cancellation may be made by registered mail at the following address, to-wit: Stevenson, Washington, or at such other address as the Purchaser will indicate in writing to the Seller. Or the Seller may elect to bring action, or actions, on any intermediate overdue installment, or on any payment, or payments, made by the Seller and repayable by the Purchaser, it being stipulated that the covenant to pay intermediate installments or to pay items repayable by the Purchaser, are independent of the covenant to make a deed and that every such action is an action arising on contract for the recovery of money only, as if the promise to pay had been expressed in a different instrument, and that no such action shall constitute an election not to proceed otherwise as to any subsequent default, 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.

IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate the day and year first herein written.

David Eugene White
Purchaser

Norma J. Wright
Seller

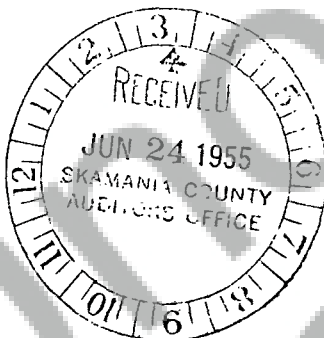
Kathleen Mae White
Purchaser

STATE OF WASHINGTON)
 County of Skamania) ss

On this day personally appeared before me NORMA J. WRIGHT,
 HAROLD EUGENE WHITE and KATHLEEN MAE WHITE, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and official
 seal this ^{17th} 20th day of January, 1955.

Norma J. Wright
 Notary Public in and for the
 State of Washington, residing
 at Stevenson, therein.



NO 1523
 COUNTY
 SALES ON EXCISE TAX
 PAID MAY 31 1955
 AMOUNT \$15.15
 COUNTY MEASURER
 BY Malcolm Aeter