

**Pioneer National
Title Insurance Company**

WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT
THIS CONTRACT, made and entered into this 1st day of August, 1970

between Wilhelm A. Nelson and Lenora M. Nelson, husband and wife, Edward M. Piets and Gloria Piets, husband and wife, and Victor R. Baker and Anna M. Baker, husband and wife.

hereinafter called the "seller," and Russell Dillon and Myrna L. Dillon, 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:

All that portion of:

T. 1 N., R. 5 E., W.M. Section 5: E $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, lying southwesterly of State Highway 140.

Except the easterly 25 feet of the southeasterly 150 feet parallel to State Highway 140, an easement reserved for ingress and egress.

It is furthered agreed that the purchasers shall not cut nor remove any conifer trees from the premises during the life of this contract, without first receiving the written consent of the Sellers.

The terms and conditions of this contract are as follows: The purchase price is FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$ 4,500.00) Dollars, of which
TWO HUNDRED AND NO/100 (\$ 200.00) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
SIXTY AND NO/100 (\$ 60.00) Dollars,

or more at purchaser's option, on or before the 1st day of September, 1970, and

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 further agrees to pay interest on the diminishing balance of said purchase price at the rate of 5% per cent per annum from the 1st day of September, 1970,

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 First Independent Bank, Battleground Branch, Battleground, Wash. or at such other place as the seller may direct in writing.

No. 310
TRANSACTION EXCISE TAX

SEP 22 1970

Amount Paid \$45.00
Russell Dillon
 Skamania County Treasurer

By _____

As referred to in this contract, "date of closing" shall be August 22, 1970.

(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 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 his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assign 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, to purchaser's policy of title insurance in standard form or a commitment, therefore, issued by PIONEER NATIONAL 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, 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.



subject is the following:

Rights of ways and easements of record.

The purchaser agrees to reimburse the seller for the 1970 property taxes hereon, payable from the date of this contract.

(9) 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.

(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) This 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 provided, 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.

(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.

Wilhelm A. Nelson (SEAL)
Victor R. Baker (SEAL)
Anna M. Baker (SEAL)
Edward H. Piets (SEAL)
Gloria Piets (SEAL)

STATE OF WASHINGTON,

Benton

County of Clark

On this day personally appeared before me Russell Nelson & Myrtle L. Nelson

to me known to be the individual 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.

Under my hand and official seal this 15th day of

September 1970
Carlton Hargis
Notary Public in and for the State of Washington, Oregon
residing at Medford, Ore

My commission expires 7/2/71

72577

REGISTERED	E
INDEXED: DIR.	F
INDEXED: E	E
RECORDED	
COMPARED	
MAILED	

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Wilhelm A. Nelson OF Rt 1 Box 460 Burt, Skamania AT 2:30 A Sept 22 1970 WAS RECORDED IN BOOK 62 OF Deed AT PAGE 151-2 RECORDS OF SKAMANIA COUNTY, WASH.

Ed. Piets
COUNTY AUDITOR

E. Piets
NOTARY PUBLIC FOR RECORDERS USE

Filed for Record at Request of
WASHINGTON TITLE DIVISION
Phoenix National Title Insurance Company

STATE OF WASHINGTON,)
) ss.
County of Clark)

On this day personally appeared before me Wilhelm A. Nelson, Lenora H. Nelson, Victor R. Baker, Anna M. Baker, Edward H. Piets, Gloria Piets, 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.

GIVEN under my hand and official seal this 21 day of September, 1970.

75077

BOOK 42 PAGE 151

A-1884

Pioneer National
Title Insurance Company

WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 1st day of August, 1970

between: Wilhelmina A. Nelson and Lenora M. Nelson, husband and wife, Edward M. Piets and Gloria Piets, husband and wife, and Victor R. Baker and Anna H. Esker, husband and wife.
hereinafter called the "seller," and Russell Dillon and Myrna L. Dillon, 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:

All that portion of:

T. 1 N., R. 5 E., W.M. Section 5: $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, lying southwesterly of State Highway 140.

Except the easterly 25 feet of the southeasterly 150 feet parallel to State Highway 140, an easement reserved for ingress and egress.

It is furthered agreed that the purchasers shall not cut nor remove any conifer trees from the premises during the life of this contract, without first receiving the written consent of the Sellers.

The terms and conditions of this contract are as follows: The purchase price is FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$ 4,500.00) Dollars, of which TWO HUNDRED AND NO/100 (\$ 200.00) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

SIXTY AND NO/100 (\$ 60.00) Dollars, or more at purchaser's option, on or before the 1st day of September, 1970, and

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 further agrees to pay interest on the diminishing balance of said purchase price at the rate of 8% per cent per annum from the 1st day of September, 1970,

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 First Independent Bank, Battleground Branch, Battleground, Wash. or at such other place as the seller may direct in writing.

No. 310
TRANSACTION EXCISE TAX

SEP 22 1970

Amount Paid \$500
Michael J. Chasels
Skamania County Treasurer

By

As referred to in this contract, "date of closing" shall be August 22, 1970.

(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 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 (in 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 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 accordance therewith issued by Pioneer National Title Insurance Company, hereinafter the purchaser to the full amount of



Between Wilbur A. Nelson and Lemora M. Nelson, husband and wife, Edward M. Plets and Gloria Plets, husband and wife, and Victor R. Baker and Anna M. Baker, husband and wife.
Hereinafter called the "seller," and Russell Dillon and Myrna L. Dillon, 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:
All that portion of:
T. 1 N., R. 5 E., W.M. Section 5: N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, lying (Southwesterly of State Highway 140.

Except the easterly 25 feet of the southeasterly 150 feet parallel to State Highway 140, an easement reserved for ingress and egress.

It is furthered agreed that the purchasers shall not cut nor remove any conifer trees from the premises during the life of this contract, without first receiving the written consent of the Sellers.

The terms and conditions of this contract are as follows: The purchase price is FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$ 4,500.00) Dollars, of which (\$ 200.00) Dollars have TWO HUNDRED AND NO/100 been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: SIXTYAND NO/100 (\$ 60.00) Dollars,

or more at purchaser's option, on or before the 1st day of September, 1970, and 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 further agrees to pay interest on the diminishing balance of said purchase price at the rate of 8% per cent per annum from the 1st day of September, 1970, 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 First Independent Bank, Battleground Branch, Battleground, Wash. or at such other place as the seller may direct in writing.

No. 310
TRANSACTION EXCISE TAX

SEP 22 1970

Amount Paid \$52
Russell Dillon
Skamania County Treasurer

By

As referred to in this contract, "date of closing" shall be August 22, 1970.



(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 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 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 alteration, 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 PIONEER NATIONAL 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, 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.

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 foreclosure 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 sum 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.

Wilhelm A. Nelson Lenora M. Nelson (SEAL)
Victor R. Baker Gloria M. Baker (SEAL)
Edward H. Piets Gloria Piets (SEAL)
Russell Nelson Myrna L. Nelson (SEAL)

STATE OF WASHINGTON

Oregon

County of Clark

On this day personally appeared before me Russell Nelson & Myrna L. Nelson

to me known to be the individual 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.

Under my hand and official seal this

15th day of September 1970

Notary Public in and for the State of Washington, Oregon

residing at Millwaukie, Ore

My commission expires 7/2/71

72577

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
Wilhelm A. Nelson
OF Box 160 Battle Ground, Ore
AT 2:30 P.M. Sept. 22, 1970
WAS RECORDED IN BOOK 62
OF Deed AT PAGE 151-2
RECORDS OF SKAMANIA COUNTY, WASH.

Ed. J. Smith
COUNTY AUDITOR

NOTARY PUBLIC FOR RECORDERS USE

REGISTERED	<u>E</u>
INDEXED: DIR.	<u>F</u>
INDIRECT:	<u>6</u>
RECORDED:	
COMPARED	
MAILED	

Filed for Record at Request of
WASHINGTON TITLE INSURANCE COMPANY
PLANNED HOMES



STATE OF WASHINGTON,)

) ss.

County of Clark)

On this day personally appeared before me Wilhelm A. Nelson, Lenora M. Nelson, Victor R. Baker, Anna M. Baker, Edward H. Piets, Gloria Piets, 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.

GIVEN under my hand and official seal this 21 day of September, 1970.



John R. Taylor
Notary Public in and for the State of
Washington, residing at Battle Ground.