

REAL ESTATE CONTRACT

This contract, made and entered into this 1st day of October, 1973,

between J. L. STERNS, dealing with his separate property,

hereinafter called the "seller" and GERALD L. MORROW and LILA MAE MORROW, 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:

A tract of land located in the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 26, Township 2 North, Range 5 E., S. 4 E., described as follows: Beginning at a point marking the intersection of the centerline of County Road No. 3000 designated as the Wind Mountain Road as the same is presently constructed and established with the west line of the SE $\frac{1}{4}$ of the said Section 26; thence north 340 feet, more or less, from the center of the said Section 26, thence following the centerline of said road in a southeasterly and then in a southeasterly direction, 550 feet, more or less, to its intersection with the west line of the said Section 26; thence north 1,100 feet, more or less, to the point of beginning.

TOGETHER with the easement and right of way for the existing water pipeline and the right to use the existing spring and reservoir through a one inch pipe for domestic purposes.

The terms and conditions of this contract are as follows: The purchase price is Fifteen Thousand Four Hundred and no/100ths (\$15,400.00) Dollars, of which Four Hundred and no/100ths (\$400.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

The purchaser agrees to pay the balance of the purchase price in the sum of Fifteen Thousand and no/100ths (\$15,000.00) Dollars in monthly installments of One Hundred and no/100ths (\$100.00) Dollars, or more, commencing on the 1st day of November, 1973, and on the 1st day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of five per-cent (5%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchasers reserve the right at any time they are not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest then due.

This contract shall not be assigned without the express written consent of the sellers, and any purported assignment thereof without such consent shall be null and void.

All payments to be made hereunder shall be made at 504E S. W. Hilltop Lane, Portland, Oregon 97221 or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be October 1, 1973.

(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 (less of 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 and any other 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) Payment of the purchase price in full, an owner's title insurance policy shall be delivered to the purchaser by the seller, and the seller shall execute and deliver to the purchaser a policy of title insurance in standard form, or a commitment therefor, issued by Transamerica Title Insurance Company, insuring the purchaser to the full amount of the 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 mortgage or contracts under which seller is bound to pay, seller agrees to make such payments in accordance with the terms thereof, and in 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 then falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest, in the manner already specified, to deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof that is subject to 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) Easements and rights of way for County Road No. 3039 designated as the Widow's Road;
- (b) General taxes becoming a lien on and after January 1, 1974; and
- (c) The right to harvest the apple and pear crop reserved by the seller, Howard C. Stearns, for the duration of his natural life.

(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 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.

No. 2213 Howard C. Stearns (SAL)

TRANSACTION EXCISE TAX Howard C. Stearns (SAL)

NOV - 5 1973

OREGON
STATE OF OREGON

Amount Paid \$54.00
By Howard C. Stearns
Salem County Treasurer

County of Multnomah

On this day personally appeared before me HOWARD C. STEARNS

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 27th day of October, 1973.



Frances M. Fiach
Notary Public in and for the State of Oregon

residing at Portland, Oregon
My Commission expires July 1, 1974

Transamerica Title Insurance Co.

A Service of
Transamerica Corporation

Filed for Record at Request of

Name.....

Address.....

City and State.....

INDEXED UP
FILED UP
RECORDED
COMPARED
MAILED

STATE OF OREGON
CLERK OF COUNTY RECORDER'S USE
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Robert J. Salomon
OF Clatsop Co.
AT 2:00 P.M. Nov 5, 1973
HAS BEEN RECORDED IN BOOK 65
OF Page 177
RECORDS OF CLATSOP COUNTY
Robert J. Salomon
Clerk of County Recorder