

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 10th day of August, 1975, between
 THOMAS J. TUCKER and CORRINE A. TUCKER,
 husband and wife,

hereinafter called the "seller" and

RICHARD G. TAYLOR and SUE ANN TAYLOR MOORE,
 hereinafter called the "purchaser,"

WITNESSETH: 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 Skamania County,
 Washington:

Beginning at the southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 27, Township 2 North, Range 6 E. W. M.; thence north 01° 05' 09" east as measured along the west line of said SW $\frac{1}{4}$ 1,944.41 feet; thence south 88° 55' 59" east as measured parallel to the south line of said SW $\frac{1}{4}$ 1,356.08 feet to the true point of beginning, said point being on the centerline of Road "B"; thence southerly along the centerline of Road "B" to the intersection of the centerlines of Road "B" and Road "A"; thence easterly along the centerline of Road "A" to a point which bears north 01° 05' 09" east 1,362.40 feet and south 88° 55' 59" east 1,314.23 feet from the southwest corner of said SW $\frac{1}{4}$; thence north 83° 28' 04" east 893.35 feet, more or less, to the west line of Woodard Creek Road; thence northerly along the west line of Woodard Creek Road to a point which bears south 88° 55' 59" east 769.53 feet, more or less, from the true point of beginning; thence north 88° 55' 59" west 769.53 feet, more or less, to the true point of beginning;

TOGETHER WITH and SUBJECT TO easements for Roads "A" and "B"; said Roads "A" and "B" being more particularly described on attachments to real estate contract dated April 30, 1975, wherein Albert Daniel Ketchmark and Karen Rae Ketchmark, husband and wife, are purchasers.

On the following terms and conditions: The purchase price is THIRTEEN THOUSAND and NO/100 -
 - (\$13,000.00) dollars, of which
 ONE THOUSAND FIVE HUNDRED and NO/100 - (\$1,500.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Eleven Thousand Five Hundred and No/100 (\$11,500.00) Dollars in monthly installments of One Hundred and No/100 (\$100.00) Dollars, or more, commencing on the 10th day of September, 1975, and on the 10th 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 eight percent (8%) 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.

3637

No. _____
 TRANSACTION EXCISE TAX

OCT 20 1975

Amount Paid \$13,000.00

Skamania County Treasurer

By _____

The purchaser may enter into possession August 10, 1975.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

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.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

delivery to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid the purchase price in full, insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

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.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Thomas J. Tucker (Seal)
Corrine A. Tucker (Seal)
Richard J. Taylor (Seal)
Sue Ann Taylor Moore (Seal)



STATE OF WASHINGTON, } ss.
County of Skamania

On this day personally appeared before me THOMAS J. TUCKER AND CORRINE A. TUCKER, husband and wife,

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 purposes therein mentioned.

I, the undersigned, under my hand and official seal this

21st day of August, 1975.

Robert J. Salomon

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

8124

Transamerica Title Insurance Co



Filed for Record at Request of

Name.....
Address.....
City and State.....

REGISTERED	<i>E</i>
INDEXED: DIR.	
INDIRECT:	
RECORDED:	
COMPARED:	
MAILED	

STATE OF WASHINGTON	
ADMINISTRATIVE USE	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
<i>R. J. Salomon</i>	
OF <i>Stevenson, Wash.</i>	
AT <i>10:30 A.M. 10-20-75</i>	
WAS RECORDED IN BOOK <i>69</i>	
OF <i>Deed</i> AT PAGE <i>896</i>	
RECORDS OF SKAMANIA COUNTY, WASH.	
<i>W. J. [Signature]</i>	
COUNTY AUDITOR	
<i>E. [Signature]</i>	