

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT made this 15th day of November 1982 between
 Ralph D. Williams and Marian L. Williams, husband & wife hereinafter called the "seller" and
 Bill D. Fox and Julie M. Fox, husband and wife 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 CLARK County,
 Washington:

The North 365 feet of the South 1120 feet of the West Half of the West Half of
 the Southwest quarter of Section 30, Township 2 North, Range 5 East of the
 Willamette Meridian, Skamania County, State of Washington.

EXCEPT County Roads.

Free of incumbrances, except:

Contract of record

No.

TRANSACTION INDEX

NOV 10 1982

Amount \$28,500.00

Skamania County Treasurer

By *[Signature]* *[Signature]*

On the following terms and conditions: The purchase price is
 Twenty eight thousand five hundred and no/100 (\$28,500.00) 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:

Three hundred and no/100 (\$300.00) Dollars,
 or more at purchaser's option, on or before the 1st day of January 1983
 and Three hundred and no/100 (\$300.00) Dollars,
 or more at purchaser's option, on or before the 1st day of each then succeeding calendar
 month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay
 interest on the balance of said purchase price and the diminishing amounts thereof at the rate of 11 per cent
 per annum from the 16th day of November 1982 which interest shall be
 deducted from each monthly installment and the balance of each installment applied in reduction of principal.
 All payments to be made hereunder shall be made at
 27101 N.E. 29th Ave. Ridgefield, WA 98642
 or at such other place as the seller may direct in writing.

On January 1, 1998 the entire balance owing at that time will be due.

The purchaser may enter into possession upon closing

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

Transaction in compliance with County subdivision ordinances.

deliver to the purchaser a Statutory 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 Chicago Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid

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.

Ralph D. Williams (Seal)
Marian L. Williams (Seal)
Bill D. Smith (Seal)
Julie M. Fox (Seal)



STATE OF WASHINGTON

County of CLARK

On this day personally appeared before me, Ralph D. Williams and Marian L. Williams
 who know to be the individuals described in and who executed the within and foregoing instrument, and
 they signed the same as their free and voluntary act and deed, for the
 uses and purposes therein mentioned.
 I, _____, Notary Public in and for the State of Washington,
 do hereby certify 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 November 1982

Karen D. Dineen
 Notary Public in and for the State of Washington,
 residing at *Brush Prairie*

95018



Chicago Title Insurance Company

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED, RETURN TO

Name

Address

City, State, Zip

Ralph Williams
27101 N.E. 29th Ave.
Ridgfield, WA 98642

THIS SPACE RESERVED FOR RECORDER'S USE:

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Clark Co. Title Co.

Stinson & Co.

At *11:30* on *11-19* 19*82*

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OF *Deed* PAGE *741*

RECORD OF SKAMIA COUNTY, WASH.

Mary M. Gibson

COUNTY AUDITOR

E. Mosher

DEPUTY