



REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 81 PAGE 749

SK-12928
2-5-20-107

THIS CONTRACT, made and entered into this 19TH day of NOVEMBER, 1982
between KENNETH E. DOWNING AND CAMILLA L. DOWNING, HUSBAND AND WIFE,
hereinafter called the "seller," and MELVIN L. EADES AND DORIS J. EADES, HUSBAND AND WIFE,
AND CLIFFORD ORTH AND DOLORES J. ORTH, 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:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE
WILLAMETTE MERIDIAN.



The terms and conditions of this contract are as follows: The purchase price is THIRTY-SEVEN THOUSAND
AND 00/100 - - - - - \$37,000.00 Dollars; of which
FIVE THOUSAND AND 00/100 - - - - - \$5,000.00 Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

THREE HUNDRED FIFTY AND 00/100 - - - - - \$350.00 Dollars,
or more at purchaser's option, on or before the 19TH day of DECEMBER, 1982

and THREE HUNDRED FIFTY AND 00/100 - - - - - \$350.00 Dollars,
BALLOON PAYOFF ON OR BEFORE 10 YEARS FROM ABOVE DATE,
or more at purchaser's option, on or before the 19TH 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 10 1/2% per cent per annum from the 19TH day of NOVEMBER, 1982
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
or at such other place as the seller may direct in writing.

9504 N.W. 24TH AVE.
VANCOUVER, WASH. 98665

DURING THE TERM OF THE CONTRACT IF FOR ANY REASON, OWNERSHIP OF THE
SUBJECT PROPERTY SHOULD REVERT BACK TO THE SELLER THEN ANY AND ALL
RIGHTS TO ACCESS GIVEN BY THE BUYER SHALL BE VOID AND BUYERS SHALL
NOT GIVE ANY RIGHT WITHOUT GIVING NOTICE OF THIS PROVISION.

As referred to in this contract, "date of closing" shall be NOVEMBER 19, 1982

(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 alterations, improvements or repairs unless the covenant or agreement, relied on is contained hereinafter 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 SAFECO 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.
- (6) 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.



IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Robert J. Dill (SEAL)
PURCHASER

THEY signed the same as **THEIR**

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19TH day of NOVEMBER, 1982

NOVEMBER, 1982
Edna M. [Signature]
 Notary Public in and for the State of Oregon
 residing at PORTLAND, OREGON
 MY COMMISSION EXPIRES 7-28-85

4395.90

95021



SAFECO

Filed for Record at Request of
KENNETH E. DOWNING
9504 N.W. 24TH AVE.
VANCOUVER, WASHINGTON 98665

NAME _____
ADDRESS _____
CITY AND STATE _____

Registered ☒
Indexed Dir. ☒
Indirect ☒
+ 0

I HEREBY CERTIFY THAT THE WITH:
 (COPYING FILED BY)
Sh. Co. L. Co.
Stewart & Co.
 1. 50 11-22 1902
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 Recd 749
 WASH
Harry M. Chase
 Auditor