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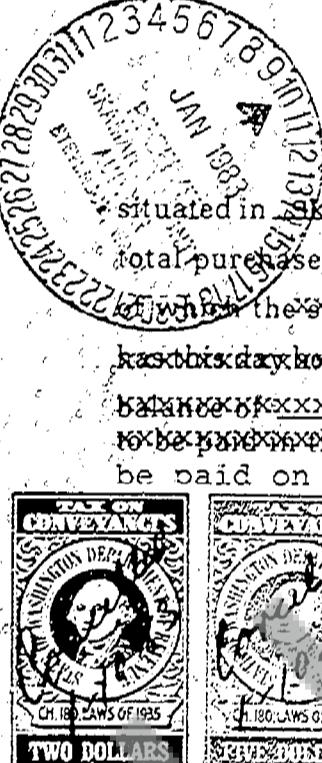
~~BOOK~~ 81 ~~PAGE~~ 889

REAL ESTATE CONTRACT

THIS AGREEMENT, Made and entered into this 6 day of October, 1982,
by and between NINA P. NELSON
hereinafter called the Seller, residing in the City of Aurora, State of Oregon,
and SKAMANIA COMMUNITY CHURCH,
hereinafter called the Purchaser. ~~XXXXXXXXXXXXXX XXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXX~~
WITNESSETH, That the Seller agrees to sell and the Purchaser agrees to purchase the following
described real estate, with the appurtenances thereon, to wit:

The southerly 1.7 acres of the following described parcel of land:
Lot 2 of the NINA P. NELSON SHORT PLAT recorded in Book 3 of Short
Plats at Page 33 under Auditor's File No. 94559, records of Skamania
County, Washington,

situated in Skamania County, State of Washington, on the following terms: the total purchase price is SIXTY-EIGHT HUNDRED Dollars (\$ 6,800.00) of which the sum of ~~xxxxxxxxxxxxxxxxxxxxxx~~ has this day been paid by Purchaser except where it is herein acknowledged by Seller and the balance of ~~xxxxxxxxxxxxxxxxxxxxxx~~ to be paid in one amount and at the times stated as follows: the total amount shall be paid on date of closing.



TRANSACTION EXCISE TAX

JAN 10 1983

Amount Paid..... 72.71
+ .91 73.62

Skamania County Treasurer

By Walter Wiersleg

_____ shall be computed for the date of this agreement at the rate of
_____ percent per annum, which may make legal documents and contracts in fact and in law, shall be made by all parties to this agreement.

It is agreed that the Purchaser shall have possession of said premises from the _____ day of _____, 1982, provided that all the terms and conditions of this agreement are fully complied with.

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before the same shall become delinquent.

Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises; and agrees to keep the buildings and all improvements on the premises in good condition and repair and not to permit waste; and agrees not to use the premises for any illegal purpose.

In the event that the Purchaser shall fail to make any payment herein provided, the Seller may pay such taxes or assessments ~~to the effect of tax deduction~~; and any amount so paid by the Seller shall be deemed a part of the purchase price and shall become payable forthwith, with interest at the rate of 10 per cent per annum until paid, without prejudice to any other rights of Seller by reason of such failure.

The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall be liable under any covenant respecting the condition of the premises or for any agreement for alterations, improvements or repairs unless the covenant or agreement relied upon is in writing and is attached to and made a part hereof.

The Seller agrees, on full payment of the purchase price and interest in the manner hereinbefore specified, to execute

