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87. PAGE 12.1

MEMORANDUM OF REAL ESTATE CONTRACT

THIS CONTRACT is made and entered into this 30th day of August, 1982, by and between the undersigned parties in consideration of the mutually beneficial terms and provisions hereof. It is now agreed as follows:

1. PARTIES. The parties to this Agreement are as follows:

A. LA VELLE SHORT, an unmarried woman, hereinafter called "Seller".

B. ALAN DUZAN, a married man as his separate estate, hereinafter called "Purchaser".

2. PROPERTY SOLD. Seller agrees to sell to the Purchaser, and the Purchaser agrees to purchase from the Seller, the following described real estate, with appurtenances, (hereinafter called "Property") located in Skamania County, Washington:

Lot 3 of WASHOUGAL SUMMER HOME TRACTS in the Southwest Quarter of the Northeast Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, according to the official plat thereof on file and of record at page 78 of Book "A" of Plats, records of Skamania County, Washington.

Subject to easements, reservations, restrictions, plat dedications, restrictive covenants, either of record or in apparent use, and future municipal district assessments, if any.

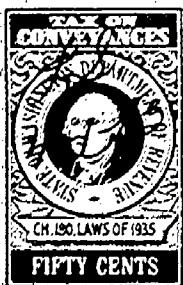
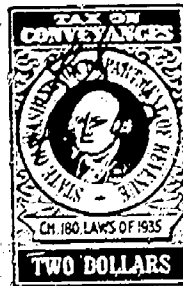
Further subject to riparian rights, rights of the State of Washington in any navigable waters, and questions arising from any change in the course of Washougal River.

3. PRICE AND TERMS. The purchase price of the Property is \$18,000.00 of which \$4,000.00 has been paid down, and the balance of said purchase price shall be paid as follows:

A. Interest. The remainder of the purchase price, \$14,000.00 shall bear interest at the rate of 10% per annum on the declining balance until such time as such balance has been paid in full. Interest shall accrue from and after the date shown above.

B. Payments. Monthly payments of principal and interest, due from the Purchaser to the Seller, shall be \$200.00. All payments shall be due on the 1st day of each month, commencing with September, 1982.

C. Prepayment. Prepayment of the Purchaser's principal obligation shall be permitted. Any permitted prepayment



Transaction in compliance with County sub-division ordinances.
Skamania County Assessor - BY [Signature]

shall be applied only upon final payments due hereunder, and shall not be prepayment of any interim monthly payments.

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

SELLER:

LA-VELLE SHORT

STATE OF OREGON

County of CLATSOP

PURCHASER:

ALAN DUZAN

THIS IS TO CERTIFY that on this day personally appeared before me, LA VELLE SHORT, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of August, 1982.

My Commission Expires:

10-15-84

Notary Public in and for the State of Oregon, residing at

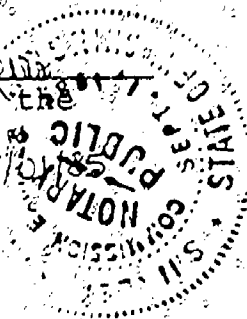
STATE OF OREGON

County of Washington

THIS IS TO CERTIFY that on this day personally appeared before me, ALAN DUZAN, 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 15th day of April, 1983.

Notary Public in and for the State of ~~OREGON~~ WASHINGTON
My commission expires: 01/01/85



No.

TRANSACTION

APR 1983

Amount

Shamania County Treasurer

By