

AMENDMENT OF REAL ESTATE CONTRACT

THIS AMENDMENT OF REAL ESTATE CONTRACT made this day by and between EVELYN GANO, a widow, hereinafter called "Seller", and RANDY D. SCHAEFFER, hereinafter called "Purchaser",

W I T N E S S E T H:

WHEREAS, the parties hereto entered into a Real Estate Contract dated July 26, 1980, recorded August 11, 1980, under Auditor's File No. 91075, records of Skamania County, State of Washington, for the purchase and sale of the following described property:

County of Skamania, State of Washington:

Beginning at the Southeast corner of the West Half of the West Half of the Southeast Quarter of Section Eighteen (18), Township One (1) North, Range Five (5) East of the Willamette Meridian; thence North along the East line of the West Half of the West Half of the Southeast Quarter of said Section 18, a distance of 758 feet, more or less, to a wire fence at the North line of timber; thence West 420 feet; thence South 758 feet to the center of the county road and to the South line of said Section 18; thence West 420 feet to the point of beginning.

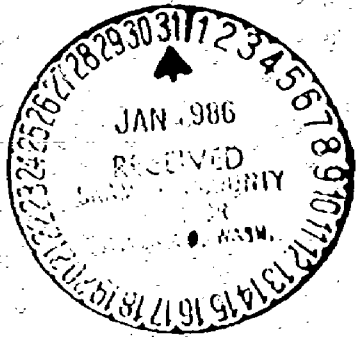
ALSO a certain spring located Northwesterly from the above described property and in the West Half of the West Half of the Southeast Quarter of the said Section 18, and an area 25 feet each way from the said spring, together with an easement for a pipe line and right of way from the said spring to the above described property, including the right of ingress and egress therefrom, for the purpose of maintaining and repairing the said pipe line. Above spring and rights to spring reserved by deed from William R. Abbey and Margaret R. Abbey, husband and wife, grantors, to R. S. Sampson and Sybil R. Sampson, husband and wife, and Raymond R. Sampson and Thelma L. Sampson, husband and wife, grantees, dated November 4, 1950, recorded November 16, 1950, page 318, Book 33 of Deeds, Records of Skamania County, Washington.

SUBJECT TO easements and restrictions of record, if any.

WHEREAS, the "Purchaser" has married since the execution of said Real Estate Contract and desires his wife, whose name is Lorinda Schaeffer, be made a party to this Contract; and

WHEREAS, the parties hereto further desire to amend said Real Estate Contract as hereinafter provided,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto agree that said Real Estate Contract be amended and changed to provide as follows:



10637

REAL ESTATE EXCISE TAX
JAN 31 1986

PAID _____

SKAMANIA COUNTY TREASURER

Revised	\$
Indexed	\$
Indirect	\$
Filed	
Mailed	

Transaction in compliance with County subdivision ordinances.
Skamania County Assessor - By: JLD

1. That the Purchasers under the terms and conditions of this Contract from and after the execution hereof, shall be Randy D. Schaeffer and Lorinda Schaeffer, husband and wife.

2. The Seller does hereby give to the Purchasers a credit in the amount of \$11,278.82 on the unpaid purchase price leaving a balance owing to Seller in the sum of \$45,000.00, with interest owed thereon from January 1, 1985, at the rate of nine (9%) percent per annum, payable as follows:

- a. Payment of not less than \$ 570.00, including interest, on the 1st day of February, 1986, and a like payment of \$570.00, including interest, on the 1st day of each and every month thereafter, until the balance of the purchase price, together with interest is paid in full.

Except as above modified and amended, the parties hereto confirm and ratify each and every other provision of the afore-described Real Estate Contract.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in duplicate this 27th day of January, 1986.

Evelyn Gano
Evelyn Gano
SELLER

Randy D. Schaeffer
Randy D. Schaeffer
Lorinda Schaeffer
Lorinda Schaeffer

PURCHASERS

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me EVELYN GANO, 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 29th day of January, 1986.

Robert W. Dell
Notary Public in and for the State of Washington, Residing at *Camas*

My Appointment Expires: *9-22-89*

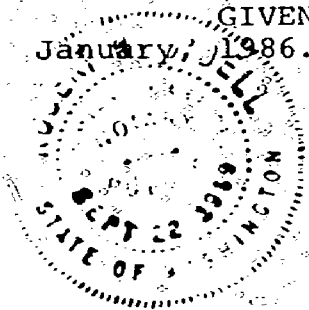
STATE OF WASHINGTON)
COUNTY OF CLARK)
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS FILED BY _____
EVELYN GANO
10-13-86
OF WASHINGTON, ON *12-31-86*
AT *11:00 A.M.*
WAFF: *100*
FILED: *285*
RECEIVED BY WITH _____
[Signature]
[Signature]

Amendment of Real Estate Contract:

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me RANDY D. SCHAEFFER and LORINDA SCHAEFFER, 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 uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of January, 1986.



Robert W. O'Neil
Notary Public in and for the State of Washington, Residing at Camas.

My Appointment Expires: 9-22-89.

UNOFFICIAL COPY