

122997

MEMORANDUM OF LAND SALE CONTRACT

BOOK 151 PAGE 643

KNOW ALL MEN BY THESE PRESENTS, that on _____, 1995,
DAVID L. WOOD and DIANNE M. WOOD, husband and wife, as vendor(s), and
MARK MAGUIRE and JULIANNE MAGUIRE, husband and wife, as vendee(s),
made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s) and the
latter agreed to purchase from the vendor(s) the fee simple title in and to the following described real property in
_____ County, State of Oregon, to-wit:

SEE EXHIBIT A, attached.

Registered ☒
Indexed, ☒
Abstract ☒
Filed ☒
Valid ☒

The true and actual consideration for the transfer, set forth in the contract, is \$125,000.00 payable \$-0- *
down on the signing of the contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual
installments (indicate which) of not less than \$775.00 each. All deferred payments shall bear interest at the
rate of 9.0 % per annum from the date of the contract until paid. *Principal reduced by \$2,400 lease
payments already received; \$40,000 balloon payment due upon sale of vendee's Portland property
In Witness Whereof the vendor(s) has executed this memorandum on _____, 1995.

If the vendor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other
person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

NOTE: The foregoing memorandum "shall be recorded by the conveyer
not later than 15 days after the instrument is executed and the parties
are bound thereby." ORS 93.635.

WASHINGTON
STATE OF OREGON, County of CLATSOP

This instrument was acknowledged before me on July 18, 1995,
by DIANNE WOOD, DAVID L. WOOD, MARK MAGUIRE, JULIANNE
MAGUIRE.

This instrument was acknowledged before me on _____,
by _____,
as _____,
of _____.

LAUREL J. HOOD

LAUREL J. HOOD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 18, 1999

Laurel J. Hood
Notary Public for Oregon
My commission expires 5-15-99

David L. and Dianne M. Wood
38815 NW Goose Hill Rd.
Woodland, WA 98674

Vendor's Name and Address

Mark and Julianne Maguire
71 LaBarre Rd.
Washougal, WA 98671

Vendee's Name and Address

After recording return to (Name, Address, Zip):
David L. and Dianne M. Wood
38815 NW Goose Hill Rd.
Woodland, WA 98674

Mail requested information and all tax statements to (Name, Address, Zip):
Mark and Julianne Maguire
71 LaBarre Rd.
Washougal, WA 98671

STATE OF OREGON, WA }
County of _____ } ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

17527
SPACE RESERVED
FOR
RECORDER'S USE
REAL ESTATE EXCISE TAX
AUG 08 1995
PAID 1596.80
By _____
SKAMAHIA COUNTY TREASURER

NAME _____ TITLE _____
Deputy

EXHIBIT A BOOK 151. PAGE 644

DESCRIPTION OF PROPERTY: Situated in the County of Skamania, State of Washington:

BEGINNING at the Southwest corner of the Northeast quarter of section 32, Township 2 North, Range 5 East of the Willamette Meridian; thence North 483 feet; thence East 770 feet; thence South 483 feet to the quarter section line of said section; thence West along said quarter section line 770 feet to the point of beginning.

EXCEPT portion thereof lying Southeasterly of County road conveyed to Gerald Erickson, et ux, by deed recorded in Book 52 of Deeds, page 314, records of Skamania County, Washington.

ALSO EXCEPT that portion thereof conveyed to Skamania County for LaBarre Road by instrument dated May 26, 1964, and recorded under Auditor's File No. 63454, records of Skamania County, Washington.

TOGETHER WITH all appurtenant easements and all water rights granted to or appurtenant to the property, including but not limited to those water rights granted by the State of Washington under Certificate Record No. 10, Page No. 4905, dated and recorded October 9, 1952.

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Julianne Maguire*

AUG 8 12 27 PM '95

P. Johnson
AUDITOR
GARY M. OLSON