

REAL ESTATE CONTRACT

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Tim Waters*

JAN 5 9 32 AM '96

P. Laury
AUDITOR
GARY H. OLSON

124224

BOOK 154 PAGE 732

1. PARTIES AND DATE. This contract is entered into on October 1, 1995 between Timothy J. Waters as "Seller" and Lorie Henderson as "Buyer".

2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the following described real estate in Skamania County, State of Washington:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING WESTERLY OF COUNTY ROAD NO. 2028, DESIGNATED AS THE LOOP ROAD AND NORTHERLY OF THE NORTHERLY LINE OF A TRANSMISSION LINE EASEMENT 100 FEET IN WIDTH GRANTED TO THE UNITED STATES OF AMERICA FOR BONNEVILLE POWER ADMINISTRATION'S ELECTRIC POWER TRANSMISSION LINES BY DEED DATED NOVEMBER 27, 1963 AND RECORDED DECEMBER 9, 1963, AT PAGE 178 OF BOOK 52 OF DEEDS, UNDER AUDITOR'S FILE NO. 62507, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

3. PURCHASE PRICE AND METHOD OF PAYMENT:

[a] PRICE. Buyer agrees to Pay:

\$ 35,000	Total Price
\$ 5,000	Down Payment
\$ 30,000	Amount financed by Seller.

17852

REAL ESTATE EXCISE TAX

WATERS/HENDERSON

page 1

JAN 05 1996

PAID 448.00 + 17.72 + 89.60

Jan
SKAMANIA COUNTY TREASURER

Gary H. Olson, Skamania County Auditor
Date 01/05/96, File # 3-7-25-3-400

Pat Lyntz

Registered	<input checked="" type="checkbox"/>
Advised, Dir	<input checked="" type="checkbox"/>
Index	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Sealed	<input checked="" type="checkbox"/>

(b) PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay Seller the principal sum of \$30,000. To be paid monthly at an annual rate of 9%. Principal and interest shall be payable in monthly instalments of \$380.03 or more at buyer's option on or before the 1st day of January 1996, and a like amount or more on or before the 1st day of each and every month thereafter until paid in full. Payments are applied first to interest and then to Principal. Payments shall be made to Timothy Waters at P.O. Box 883, Stevenson Washington 98648.

4. TAXES. Buyer agrees to pay by the date due all taxes against said property after the date of this Contract.

5. FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS.

If Buyer fails to perform any of the covenants of this contract, all money paid pursuant to this contract by Buyer as aforesaid shall be retained by Seller as consideration for execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages.

6. ENTIRE AGREEMENT. This Contract constitutes the entire agreement of the parties. This Contract may be amended only in writing executed by Seller and Buyer. The parties have signed this Contract the day and year first above written.

SELLER



BUYER



WATERS/HENDERSON

page 2