

Korb & Brownell to C. E. Leaman

\$100.00

Portland, Oregon, March 30, 1907

Received from C. E. Leaman, by Goodenough & Stearns, Agents, the sum of One hundred and 25/100 Dollars, in part payment of the following described real property situated in the County of Multnomah, State of Washington, to-wit:

Act of Lot four (4) The Southwest quarter of Northwoodquarter and West half of the Southwest quarter of Section Three (3) Township, T100N R10E S12E North, Range Six (6) East W. M. At the agreed purchase price of Fifty two thousand hundred and 25/100 Dollars, upon the following terms and conditions:—The undersigned owners of the above described premises, hereby guarantee that the said premises will contain about six and one half million feet of merchantable timber of the following kinds, quantities and qualities, to-wit: Yellow fir and Spruce, as represented to us. And their agreement of purchase of sale is made upon that express condition: That the said owners agree to provide a full, true and correct abstract of title, in fee simple, in the undersigned vendors, free from all liens, incumbrances and defects, and upon payment of balance of said purchase price, to-wit: the sum of \$3100.00 less 5% or \$2945.00 as agents commission, Dollars, at Bank of America in Portland, South Dak. on or before sixty days from date hereof, to make, execute and deliver unto said C. E. Leaman, his heirs or assigns, a good and sufficient deed of warranty, signed by the undersigned, conveying the same as aforesaid; the said purchaser shall have the right to have the timber now standing upon said premises assessed by such person or persons as he may select, and if the report of such cruiser or cruisers shall show a less or different character, quantity or quality of timber than is herein specified, or if the title to said premises should prove defective, and the said owners cannot deliver good title to said premises as aforesaid within the time herein specified, or such other longer time as may be granted therefor by said purchaser, then and in that case, the amount herein receipted for shall upon demand be immediately repaid unto said C. E. Leaman, or his legal representatives, by the undersigned owners of said premises, their heirs, executors, administrators or assigns. The purchaser aforesaid shall however have the right to extend the time of final payment for any reasonable time for the purpose of the seller perfecting title, in case of any defects therein that can be cured; and in such case the Sellers agree to take immediate action to perfect title as his or her own expense.

In Witness whereof, the said vendors have hereunto set their hands and seals this day and year herein first above written.

Signed, sealed and delivered in the presence of,
Vallis M. De Long
Wm. Brunley

U. G. Korb Seal
O. T. Brownell Seal
J. O. Stearns Seal Partners
at Goodenough Seal Goodenough & Stearns.

State of Oregon }
County of Multnomah } ss. Be it remembered that on this eleventh day of May 1907, before me the undersigned, a Notary Public in and for said county and state, personally appeared the within named J. O. Stearns and W. Goodenough, partners as Goodenough &

Stearns, who are known to me to be the identical individuals described in and whose names are subscribed to the foregoing instrument and acknowledges to me that they executed the same freely and voluntarily.

Notarial
Seal

A. J. Eckerson

Notary Public for Oregon

Filed for record by J. O. Stearns on May 13, 1907 at 1.15 P. M.

A. Planchon

Co. Auditor.

1.05

M. E. Gleason to C. E. Stearns.

Nov. -

Oly. Min. March 5th 1907.

Received of C. E. Stearns, by J. O. Stearns & Stearns, agents, the sum of One hundred and no/100 Dollars, in part payment of the following described real property, situate in the County of Itasca, State of Washington, to-wit:

The Southeast quarter of Section Thirty Three (33) in Township three (3) North, Range six (6) East of the W. M., at the agreed purchase price of Thirty two hundred ⁰⁰/₁₀₀ (\$3200.00) Dollars upon the following terms and conditions: - The undersigned owners of the above described premises hereby guarantee that the said premises will contain Six million Five hundred thousand feet of merchantable timber of the following kinds, quantities and qualities to-wit: Sixty five (65%) Yellow fir and balance Larch, and this agreement and purchase of sale is made upon that express condition: The said owners agree to furnish a full, true and correct abstract of title of said premises to the said purchaser, showing title as free simple, in the undisputed record, free from all liens, incumbrances and defects, and upon payment of the balance of said purchase price, to-wit - the sum of Thirty one hundred (\$3100.00) Dollars at the Bank of Powell, at Powell, South Dakota, less 5% on \$3200.00 as agents commission, on or before sixty days from date hereof, to make, execute and deliver unto the said C. E. Stearns, his heirs or assigns, a good and sufficient deed of warranty to the said premises, signed by the undersigned M. E. Gleason & wife, covering the same as aforesaid. The said purchaser shall have the right to have the timber now standing upon said premises, covered by such person or persons as he may select, and if the report of such selector or selectors shall show a loss or different character, quantity or quality of timber than as herein specified, or if the title to said premises should prove defective and the owners can not deliver a good title to said premises, as aforesaid, within the time herein specified or such longer time as may be granted through