

by the said purchaser, then and in that case the amount herein receipted for shall upon demand be immediately repaid unto the said B. 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 defect of same can be cured, and in such case the seller agrees to take immediate action to perfect title at 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  
Alvaro Olute  
Antonio Greenick

Matthew E. Gleason Seal;  
Josephine Gleason Seal;  
J. O. Stearns Seal; Notaries as  
A. Goodrough Seal; Goodrough & 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 A. Goodrough, persons as Goodrough & Stearns who are known to me to be the identical persons mentioned in and whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily.

Notarial  
Seal

R. J. Beckerson  
Notary Public for Oregon.

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

A. Perschmann  
Co. Auditor.

1.05

Jaff Johnson to O. S. C. Wills.

This lease made and entered into by and between Jaff Johnson and wife and O. S. C. Wills all of Stevenson, Multnomah County, Washington, Witnesses:

That in consideration of covenants and payments of money hereinafter set forth, the receipt of the first installment of which \$5<sup>00</sup> is hereby acknowledged, the said Johnson and wife, their heirs and assigns hereby convey, transfer and confirm, free of any encumbrances unto O. S. C. Wills, his heirs and assigns for a period of ten years from date hereof that part of the Henry Shepard S. L. C. bounded and described as follows: Commencing at the intersection of the South line of Front Street with the Range line between Ranges 7 & 7 1/2 T<sup>2</sup> N. W. M. in aforesaid Town of Stevenson, thence westerly along said Front Street to said Johnson & wife N.E. corner, according to Deed by O. Olsen,

Shirley could the within agreement that same be...

I hereby credit the within agreement that same has null & void  
D. S. C. Wills  
Jeff Johnson  
W. H. Hornbeck  
J. O. Gillette  
A. Pleaschman  
Co. Auditor

H. Hayward, ch. ad., thence south to and southerly paralleling the long established Stegors  
District county road and public dock, to Johnson and wife S. E. corner, thence westerly along the  
Columbia River to the aforesaid Range line, thence north to place of beginning, to have and  
to hold and improve for flammimg, yarding, pelcing and marketing lumber, ties and  
wood, upon payment quarterly in advance, viz Jan. 1st, Apr. 1st, July 1st and Oct 1st  
of each year and also all taxes upon improvements made upon said land, the sums of

- \$20.00 for the first year from this date
- \$36.00 " second " " " "
- \$60.00 " third " " " "
- \$90.00 " fourth " " " "
- \$125.00 " fifth " " " " and \$135.00 quarterly for each year

Thereafter to the end of their lease of ten years, aggregating a total of \$1000.00 in  
rentals on lease. Default of payment of any installment or refusal to pay taxes  
or improvements on the part of Wills or his legal representatives shall give cause  
for forfeiture of their lease, together with permanent improvements. And it is  
agreed and covenanted by said Wills his heirs and assigns that at the expiration of their  
lease all permanent improvements upon said land revert without cost or hindrance  
to said Johnson & wife, their heirs and assigns.

In Witness Whereof we have hereunto set our hands this 4th day of Jan. 1907.

Witness:  
 W. H. Hornbeck  
 J. O. Gillette  
 Jeff Johnson  
 Aggie Johnson  
 D. S. C. Wills

State of Washington }  
 County of Stevens } ss. I, J. O. Gillette, Notary Public, do hereby certify that on  
 this 4th day of Jan. 1907, personally appeared before me Jeff Johnson and Aggie  
 Johnson his wife, known to me to be the individuals described in and who executed the  
 within instrument and acknowledged to me that they executed the same freely and  
 volunterly and for the purposes and uses herein mentioned.

Witness my hand and seal this 4th day of Jan. 1907.  
 J. O. Gillette, Notary Public for the State of  
 Washington, residing at Stevenson, Wash

Filed for record by D. S. C. Wills on May 11, 1907 at 1.15, P. M.  
 A. Pleaschman  
 Co. Auditor.

0.90