

Young to Young

Know all men by these presents that we, F.A. Young and Eliza Young his wife of Collins Skamania County Washington for and in consideration of the sum of twenty four thousand four hundred thirty seven and 85/100 dollars to us in hand paid by L.B. Young, before the date of the signing and sealing of these presents, receipt of which is hereby acknowledged, have and by these presents do hereby transfer set over, sell and assign all our right title estate and interest in and to the certain lease made and entered into by and between the O.R. and N. Co. (now the O.W. and N. Co.) and C.T. Belcher on or about the 1st day of March 1904, covering a portion of the James M. Finley donation land claim in Section 31 T. 3 N. R. 9 E. W. M. and section 36 in T. 3 N. R. 8 E. W. M. in Skamania County Washington and thereafter on or about the 18th day of November 1910 transferred by said C.T. Belcher to F.A. Young.

In Witness whereof we have hereunto set our hands and seals this 28th day of October 1911

Witnesses: Orrin A. Perry

F.A. Young (Seal)

H.C. Buckmaster

Mrs. Eliza Young (Seal)

I, Orrin A. Perry a Notary Public in and for the state of Washington do hereby certify that F.A. Young and Eliza Young to me known to be the individuals who executed the foregoing instrument personally appeared before me and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Orrin A. Perry Notary Public for Washington

(Notarial Seal)

Cooks Wash

Filed for record by Geo. O'Byron on Oct. 28th 1911 at 4.50 P.M.

A. Bleischhauer

Co. Auditor

Agreement

This agreement made at Cooks Skamania County State of Washington this 10th day of November 1911 between Cooks Investment Co. a corporation organized under the laws of the State of Washington duly authorized to do business in the state of Washington, party of the first part, and George G. Brown of Portland Oregon, party of the second part Witnesseth:

Whereas the said party of the first part in consideration of the covenants and agreements of the said party of the second part herein contained, hereby agrees to sell unto the party of the second part and the said party of the second part agrees to buy of the party of the first part the following tract of land situate in the County of Skamania State of Washington and known and described as follows to-wit:

Lots one (1) and two (2) of Block 16 according to the plat of the Manzana Orchard & Land Company tract, same being filed in the office of the County Auditor of Skamania County Washington otherwise described as the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15 T. 3 N. R. 9 E. W. M. each lot containing 10 acres more or less excepting Lot 1 which, from the the NE corner a school site containing 1 $\frac{1}{2}$ acres more or less has been deeded.

for the sum of \$2700.00 dollars in United States gold coin of which sum the said party of the second part has this day paid the sum of \$470.00 dollars. The remainder of the said purchase price amounting to twenty two hundred and thirty (\$2230.00) dollars to be paid on or before May 15th 1914 with interest therein at the rate of 6% per annum interest payable annually on the 15th

15th day of May of each year, that is to say:

Annual payment	Interest	total	When
1st year none	68.75	\$68.75	May 15th 1912
2nd year none	133.80	133.80	May 15th 1913
3rd year \$2230.00	133.80	\$2363.80	May 15th 1914

Said purchase price and interest to be paid at the bank of French & Co. The Dallas, Oregon to the credit of the Cooks Investment Co. and the said party of the first part hereby agrees that upon punctual payment of the said purchase price and interest and the faithful performance by the said party of the second part his successors legal representatives or assigns of all the agreements herein contained, then the said party of the first part will cause to be delivered to the said party of the second part his successors or assigns upon request and the surrender of this contract a good and sufficient warranty deed for the conveyance of the said premises together with a release of mortgage releasing said property from a certain mortgage dated Aug. 23/1909 and recorded Nov. 1909 in Book I of mortgages page 450, both deed and release now being at said bank subject to the terms and this agreement.

Said party of the second part agrees to enter upon and improve the above described premises and to have cleared and plowed by July 1st 1912 at least five acres on same.

Also agreed and understood that the said party of the second part shall have immediate possession and enjoyment of said premises and in consideration of such possession and enjoyment will pay all taxes and assessments that may be at any time imposed upon said premises.

Also agreed and understood that, should the party of the second part fail to pay such taxes and assessments or any part thereof when the same shall be due, the said party of the first part may pay the same and add the amount thereof to the price to be paid for said premises, and such taxes or assessments with interest at the rate of ten per cent per annum shall be paid before said party of the second part shall be entitled to a conveyance of said premises. And if the said party of the second part shall fail to punctually make any of the payments or principal or interest or shall fail to comply strictly with any of the stipulations of this contract, then the said party of the first part/its successors or assigns shall have the right to enter upon and take possession of said premises together with all the improvements thereon; and all payments formerly made under this contract shall be forfeited as liquidated damages.

Time is the essence of this contract, which is executed in duplicate.

In Witness whereof the said party of the first part has caused these presents to be executed under its corporate seal and name by its president and Secretary thereunto duly authorized the day and year first above written.

Witness to party of the second part

Robert Tucker

Eva L. Wells

Cooks Investment Co. (Seal of Co.)

by O.A. Perry, President

by M.T. Perry, Secretary

George G. Brown

State of Washington

Party of the second part

County of Okanogan, ss. I, Laura J. Wallace a Notary Public in and of the State of Washington do hereby certify that on this 20th day of November 1911 before me personally appeared the within named O.A. Perry and M.T. Perry to me known to be the President and Secretary respectively of the corporation that executed the within and foregoing instrument and acknowledged the said

instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Laura J. Wallace, Notary Public for Washington
residing at Cocks Wash.

(Notarial Seal)

State of Oregon

County of Multnomah, ss/ Be it remembered that on this 23rd day of November 1911 before me he undersigned a Notary Public in and for said County and State personally appeared the within named George G. Brown who is known to me to be the individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year last above written.

Robert Tucker, Notary Public for Oregon

(Notarial Seal)

residing at Portland

The parties Ore. Nov. 13th 1911. I have examined the within contract and the conditions of same are satisfactory to me.

Leon W. Curtiss

The parties Ore. Nov. 11th 1911 We hold in our possession the deed from Cocks Investment Co. to George G. Brown and Release of mortgage from Leon W. Curtiss covering within described land for delivery under the terms and conditions of this agreement

French & Co.

Filed for record by Robert Tucker on Nov. 23rd 1911 at 3.15 A.M.

A. Fleischhauer

Co. Auditor

Walker to Walker.

THIS AGREEMENT, Made and entered into this 9th. day of October 1911, by and between James Lee Walker, party of the first part and Marie Walker, his wife, party of the second part, witnesseth:

That it is impossible for the parties hereto longer to live together as husband and wife, and it is therefore mutually agreed by and between the said parties that they will live apart, and that neither will in any manner molest the other.

It is further agreed that the said party of the second part shall as long as she shall provide a suitable home for their child Edith, have the custody of the said child; PROVIDED that the said party of the first part shall and may have the right to visit the said child, and have the said child visit him for a reasonable period of time, at reasonable intervals.

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