

## BUNKER TO KEESLER.

THIS AGREEMENT, made and entered into this 1st day of June, 1914, by and between R.H. Bunker, hereinafter known as the lessor and J. Grant Keesler, hereinafter known as the lessee; the Post Office address of both parties being Cook, Washington.

WITNESSETH, That the said lessor, in consideration of the covenants and agreements on the part of the said lessee hereinafter contained, agrees to lease the following described property for a period of two year from the date of this contract:

Eighty acres in Section 23 and twenty-five acres in Section 14, Tp.3 North, Range 9 East, W.M., Washington. Lessor also agrees to furnish seven cows for the sole use and benefit of said lessee during the life of this contract.

And said lessee agrees to lease above mentioned property and care for and fees said seven cows, also all increase from said stock; also ten calves or less which may be added by said lessor; also increase from said calves until Jan. 1, 1916, after which time said lessor is to either dispose of or furnish feed for same.

If calves are not put on until June 1915, said lessee to furnish feed and take care of same until June 1, 1916, said lessor agrees to furnish two tons of alfalfa or clover hay if ten or less calves are put on place.

It is further agreed to and understood by the parties hereto that the eight (8) acres of hay land is to remain in its present condition. All trees on place to be spaded three feet from centre three times each year, -- April 1st, June 1st, and August 1st, respectively. Also to be sprayed with regulation spray at same time. Fences to be kept in good condition, and all breakable damage to be replaced by lessee.

It is further understood and agreed to by and between the parties hereto, that if said lessee is forced to move from said premises by said lessor before June 1, 1916 said lessor is to pay said lessee the sum of \$250.00 cash at the time of his removal; and said lessee agrees to pay said lessor the sum of \$500.00 should he vacate above described premises without the consent of the lessor before June 1, 1916; this sum to be secured to the lessor by the lessee by a note and mortgage properly executed and deposited with the 1st National Bank of Hood River, Oregon to be held in escrow by said bank and to be given to said lessor for record only in case proof is furnished by said lessor to said bank that lessee vacated the above mentioned premises without permission from lessor before the expiration of this contract. Mortgage to be dated even date herewith and to expire June 1, 1916.

IN WITNESS WHEREOF the parties hereto have affixed their hands and seals the day and year first above written.

WITNESS:

O.A. Perry  
R. W. Brock

R.H. Bunker (Seal)  
Lessor.  
J. Grant Keesler (Seal)  
Lessee.

STATE OF WASHINGTON, }  
COUNTY OF SKAMANIA. } SS.

I, Laura J. Wallace, a Notary Public in and for the said State, do hereby certify that on this 1st day of June, 1914, personally appeared before me R.H. Bunker and J. Grant Keesler to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

(Notarial Seal)  
Commission expires Nov. 8, 1914.  
Filed for record by R.H. Bunker on June 24, 1914 at 8:30 A.M.

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

Notary Auditor.

D.K. July 9th 1914. M. C. Bunker