

THE PORTLAND MACHINERY CO.,

By T. H. Comerford

Mineral Springs Hotel Co.,

per M. A. Elwood Secy. and Treas.

Filed for record by Portland Machinery Co. Feb. 20, 1917 at 4:30 P.M.

Shas. H. Nelson

WALLACE ET AL to PETERS ET AL.

THIS AGREEMENT, made and entered into at Portland, Oregon, this 31st day of October, A.D. 1916, by and between W.A.G. Wallace and Mrs. W.H.A. Wallace, husband and wife, G.A. Huntley and wife hereinafter designated the parties of the first part and Otto Peters and Gus Barks hereinafter designated parties of the second part,

WITNESSETH:

THAT WHEREAS it is the desire of the parties of the second part to lease and rent from the parties of the first part that certain track of land located near Prindle, Washington, for a period of one year beginning November 1, 1916, and ending November 1, 1917, with the option of buying said real property at a sum hereinafter specified at the expiration of said lease, and;

WHEREAS it is the desire of the parties of the first part to lease and let unto the parties of the second part the hereinafter described property, with the option of purchasing the same.

NOW THEREFORE it is agreed by and between the parties to this contract for and in consideration of the covenants to be hereinafter performed and the money to be hereinafter paid that the parties of the first part will and do hereby lease and let unto the parties of the second part for a period of one year the following described track of land located at or near the Town of Prindle, Washington, and more particularly described as follows:

Lots 3 and 4 and the S.E. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ and S. $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ Sec. 31 & 2 R. 6 E.W.M. Skamania, Co. Wash.

It is understood and agreed that the parties of the second part shall pay as rent for the said premises the sum of Ten (\$10) Dollars per month beginning November 1, 1916, said Ten (\$10) Dollars to be paid on or before the 10th of each and every month thereafter during the term of this lease, and;

It is further understood and agreed that the parties of the second part are to make certain improvements upon the said premises as follows: First, the parties of the second part are to furnish work and material in repairing the said building upon the said premises to the extent of One Hundred (\$100) Dollars; second, the parties of the second part are to spray and trim the said orchard upon the said premises and, third, the parties of the second part are to make all necessary repairs upon the fences enclosing the said property.

It is further understood and agreed by the parties herein that in case the parties of the second part keep and perform all the covenants and agreements herein

*Conjunctive record book 2 Page 443
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contained upon their part that they shall and they are hereby granted at the end ^{of} one year from the date hereof the option to buy the aforedescribed real property for a consideration of Two Thousand (\$2000) Dollars, the said Two Thousand (\$2000) Dollars to be paid according to the following terms and conditions.

Two Hundred fifty (\$250) Dollars cash in hand November 1, 1917, and the balance of the Two Thousand (\$2000) Dollars at the rate of Twenty (\$20) Dollars per month upon the principle with interest at the rate of Six (6) per cent. per annum, the said interest being due and payable the 1st day of each and every month beginning December 1, 1917, the above payments continuing until the whole sum of both principle and interest shall have been paid, at which time the parties of the first part their successors or assigns hereby covenant to and agree with the parties of the second part their successors and assigns to furnish the parties of the second part a good and sufficient warranty deed to the aforesaid property showing said property free and clear of incumbrance ~~also~~ an abstract of title covering the same showing a merchantable title, the parties of the first part, said title to be paid for by the parties of the second part.

WITNESS our hands and signatures this 31st day of October A.D. 1916.

W.H. Ziegler

Witness

Witness

Geo. Harvey

W.A.G. Wallace

Nina B. Wallace

C.G. Huntley

Lura A. Huntley

Mrs. Hazel Barks

Gus V. Barks

Otto Peters

Filed for record by Gus Barks March 6, 1917 at 2 P.M.

Chas. H. Nelson
County Auditor.

METZGER to METZGER.

THIS INDENTURE, Made this 5th day of March in the year of our Lord one thousand nine hundred and Seventeen,

Witnesseth, That Henry Metzger and Maria Metzger of Carson, County of Skamania, State of Washington, lessors, do hereby lease, demise and let unto E.F. Metzger of Carson Washington, lessee the following described property situate and lying in the County of Skamania and State of Washington and particularly described as follows to wit:

Beginning at the N.E. Corner of Section 20 in T₁. N. R. 2. E. W. M. Running thence South 52 rods thence West 37 rods, thence North 52 rods, thence East 37 rods to place of beginning containing about 12 acres.

To have and to Hold, for y^e term of two years to-wit: from the 5th day of March, A.D. 1917, yielding and paying therefore the rent of twenty Dollars, lawful money of the United States of America; and the said lessee promises to pay the said rent in