

DEED RECORD 27

SKAMANIA COUNTY, WASHINGTON

(Notarial seal affixed)

Louis Schaeffer
Notary Public for Washington
residing at Vancouver.

3-50¢ State Conveyance stamps duly
affixed and cancelled 8-26-38 F.H.

1-\$1.00 & 1-50¢ Gov. documentary stamps
duly affixed and cancelled 8-26-38 F.H.

Filed for record August 31, 1938 at 8-00 a.m. by Louis Schaefer.

Mah. P. Rose
Skamania County, Clerk-Auditor

#26398

Annie O'Malley to E. J. Miller

REAL ESTATE INSTALLMENT CONTRACT

IT IS HEREBY AGREED by and between ANNIE O'MALLEY a widow, individually, and as Trustee under the Last Will of Henry O'Malley, deceased, of Seattle, State of Washington, the Vendor, and E. J. Miller of Cook, County of Skamania, State of Washington, the Vendee, that the Vendor will sell and the Vendee will buy the following described real estate, to-wit:

West one-half of Lot Two (2) Section Fourteen (14) Township Three (3) North of Range Nine (9), situated in Skamania County, Washington, near the town of Cook, Washington, containing 10 acres,

upon the following terms and conditions: The purchase price of said property is Six Hundred and No/100 (\$600.00) Dollars of which Two Hundred (\$200.00) Dollars has been paid in cash, receipt whereof is hereby acknowledged, and the balance of the purchase price amounting to Four Hundred (\$400.00) Dollars is to be paid in four installments of One Hundred (\$100.00) Dollars each as follows:

\$100.00	August 1st, 1939,
\$100.00	" 1st, 1940,
\$100.00	" 1st, 1941,
\$100.00	" 1st, 1942,

together with interest on the unpaid installments from date at the rate of six per cent (6%) per annum, payable annually at the same time and in addition to the principal payments. All of said payments to be made at Seattle, Washington, or at such other place as may be designated by the vendor.

The Vendee agrees to pay all taxes and assessments that shall become due on this property after this date.

When the vendee has fulfilled all of the conditions of this contract a good and sufficient Warranty Deed shall be executed by the vendor, her heirs, executors, administrators to the vendee, his heirs or assigns, subject, however, to reservations and restrictions of record and particularly the reservations in deed from Oregon Lumber Company to W. E. McClure which is of record in the Auditor's Office of Skamania County.

Time is of the essence of this contract; and in case of the failure of the vendee to make the payments at the time specified, all payments made hereunder shall be forfeited to the vendor as and for liquidated damages and this agreement shall be null and void at the option of the vendor, and she shall have the right to re-enter and take possession of said land and premises, and every part thereof.

EXECUTED in duplicate, this 25 day of July, A.D. 1938.

Annie O'Malley (Seal)
Individually

Annie O'Malley (Seal)
Trustee under the Last Will
of Henry O'Malley, deceased.

Vendor

E. J. Miller (Seal)

Vendee