

SKAMANIA COUNTY, WASHINGTON

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YAKIMA BINDERY, P.T.O., CO. 155234

bed lounge (Rust shade), 1 congoleum rug, 1 chest of drawers, 1 coffee table, 2 end tables, breakfast table and 4 chairs, 1 Buck range, 1 commode, 1 bed, mattress and Spring, New Lenoleum, 1 range, 1 bed and spring, 1 congoleum, 1 chest of drawers, breakfast table and 4 chairs, 1 chest of drawers, 1 day bed, 2 rockers, 1 chest of drawers, 1 cast iron, heater, congoleum rugs, 1 colapsable small table, 1 camp cable, 1 end table and lamp, 1 three leaf extension dining table with 4 chairs, 1 small (25#) ice box. All while containing or located in the houses located upon the herein described premises.

with the appurtenances thereunto belonging, on the following terms:

1. The purchase price of said land is Seventeen Hundred (\$1700.00) Dollars, of which the sum of Five Hundred (\$500.00) Dollars has this day been paid, the receipt whereof is hereby acknowledged by said vendors and the further sum of Twelve Hundred (\$1200.00) Dollars to be paid at North Bonneville, Washington as follows: The sum of \$50.00 on the 1st day of August, 1939, and the sum of \$50.00 on the first day of each and every month thereafter until the full purchase price is fully paid, together with interest on all deferred payments at the rate of 6% per annum payable annually, to be paid annually until the full payment thereof.

2. Said purchaser agrees to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable; also to keep all buildings thereon insured for a sum equal to the deferred payments above specified, in some insurance company satisfactory to said vendors, with loss, if any, payable to said vendors or their assigns as their interest may appear.

3. It is further agreed that no extension of time of payment or waiver of default in the payment of any installment of principal or interest due under this contract shall affect the right of said vendors to require prompt payment of any subsequent installment of principal or interest, or to declare a forfeiture for non-payment thereof.

4. Said purchaser agrees to execute, acknowledge and deliver at any time on demand of vendors, a mortgage for balance unpaid on this contract, payable in installments as herein before specified, and to assign insurance as security for payment thereof in a sum equal to the face of such mortgage.

5. Said land shall be conveyed by a good and sufficient warranty deed to said purchaser, when said purchase price shall be fully paid, or upon demand of vendors, for a mortgage covering the unpaid portion of purchase price. Vendors to furnish purchaser a title insurance policy when fully paid showing merchantible title.

6. Time is of the essence of this contract, and in case of failure of the said purchaser to make either of the payments or perform any of the covenants on his part, this contract shall be forfeited and determined at the election of the said vendors; and/said purchaser shall forfeit all payments made by him on this contract and all rights acquired hereunder, and such payments shall be retained by the said vendors as liquidated damages, and they shall have the right to re-enter and take possession of said land and premises and every part thereof.

Executed in duplicate this 26 day of June, 1939.

T. M. Delaney (seal)
Kathryn Delaney (seal)
Bert Jarvis (seal)

STATE OF CALIFORNIA)
(ss
COUNTY OF VENTURA)

On this 29th day of June, A. D., 1939, before me, Meryl William a Notary Public in and for said county and state personally appeared Kathryn Delaney known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day