

## DEED RECORD 28

SKAMANIA COUNTY, WASHINGTON

sum of Eighty Dollars was the highest bid received at the aforesaid sale, for the following described real property, to-wit:

NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec 32, Tp 2 N, R 6 E, W. M.

For and in consideration of the aforesaid sum of Eighty - 00 Dollars, the County of Skamania, vendor, by and through its Treasurer, hereby agrees to sell and convey to Eugene Fersen, vendee, his heirs and assigns, forever, the above described real property subject to the following conditions.

The purchase price of said property is to be paid in lawful money of the United States of America, as follows: Twenty per cent of the total purchase price to be paid at the time of sale; the balance of said purchase price to be paid in ten equal annual installments of Six and 40 Dollars, commencing November 1st, following the date of said sale and annually thereafter. The purchaser shall pay six per cent interest on all deferred payments, said interest to be paid at the time the annual installment is due, in conformity with the requirements of Chapter 263, Session Laws of 1927, of the State of Washington.

The purchaser shall pay before delinquency all subsequent taxes and assessments that may be levied or assessed against said property subsequent to the date of this contract, or agreement.

The purchase may make payment in full at any time of any balance due on the total purchase price plus accrued interest on such balance.

When the purchaser has made payment in full of the purchase price, plus accrued interest, the vendor shall execute and deliver to the vendee a deed in the form prescribed by Section 2, Chapter 263, Session Laws of 1927, of the State of Washington.

Time is the essence of this contract, and in event of a failure of the vendee to make payments at the time and in the manner required and to keep and perform the covenants and conditions herein required of him, this contract may be forfeited and terminated at the election of the vendor; and in event of said election all sums heretofore paid by the vendee shall be forfeited as liquidated damages for failure to comply with the provisions of this contract.

Receipt of twenty per cent of the purchase price amounting to Sixteen 00 Dollars, is hereby acknowledged.

Signed and Sealed this 24 day of June A. D. 1935

Witness Mabel J. Fosse

Martha L. Keith

Deputy Treasurer of Skamania County,  
Washington.

Eugene Fersen Purchaser

By R. A. Harris

Filed for record December 3, 1941 at 11-45 o'clock a.m. by Grantee.

Mabel J. Fosse  
Skamania County Auditor.

#31107

Elizabeth Eleta Rooklidge et vir to Eugene Fersen.

THIS INDENTURE WITNESSETH, That ELIZABETH ELETA ROOKLIDGE and CHESTER H. ROOKLIDGE, husband and wife, parties of the first part, for and in consideration of the sum of Ten DOLLARS, in lawful money of the United States of America, to them in hand paid by Eugene Fersen part of the second part, have GRANTED, BARGAINED, and SOLD, and by these presents do Grant, Bargain, Sell and Convey unto the said part of the second part, and to Eugene Fersen heirs and assigns, the following described real property, situated, lying and being in the county of SKAMANIA, State of Washington, to-wit:

The East half of the Northeast quarter of Section Thirty-one (31) and the West half of the Northwest Quarter of Section Thirty-two in Township Two North of Range Six east of the Willamette Meridian, in the County of Skamania, State of Washington, containing One Hundred Sixty acres.