

Hundred Dollars has this day been paid, the receipt whereof is hereby acknowledged by the Seller; and the balance, in the sum of Fifteen Hundred Dollars, shall be paid as follows:

Commencing on the 10th day of July, 1942, and thereafter on the 10th day of each and every month provided for herein, the purchasers shall pay to the seller the sum of Twenty Dollars, out of which shall first be deducted the interest then due, and the balance applied on the principal, until the whole of said purchase price together with interest on the unpaid balance, at the rate of Six per cent per annum, shall have been paid; provided however that the purchasers may make any or all payments or parts of payment in advance of the due date.

II. The purchasers shall also pay before same becomes delinquent all taxes and assessments which may be levied or may accrue against said lands, or any part thereof, from this day.

III. The purchasers agree to keep the buildings now upon or hereafter placed upon said premises insured, payable to the seller, as her interest may appear, in a total sum of not less than Fifteen Hundred Dollars.

IV. Upon payment of the full purchase price as provided herein the seller will convey said premises by a good and sufficient warranty deed; it being understood and agreed that the seller has this day made and executed said deed and placed the same in escrow, to be delivered to the purchasers upon their fulfillment of this contract. It is also understood that the seller has purchased and delivered to the purchasers an Owner-purchaser policy of title insurance covering the above described lands, and that no further evidence of title shall be required of the seller.

V. The purchasers shall have the sole and exclusive right to possession of said premises during such time as this contract shall not be breached by them.

VI. Time is of the essence of this contract, and in case of failure of the purchasers to make either of the payments or perform any of the covenants on their part, after ten days notice thereof, this contract shall be cancelled and determined at the election of the seller, and the purchasers shall forfeit all payments made by them on this contract, and such payments shall be retained by the seller in full satisfaction and liquidation of damages by her sustained; and she shall have the right to re-enter and take possession of said land and premises and every part thereof, according to law.

WITNESS OUR HANDS AND SEALS, in duplicate, this 6th day of June, 1942.

Nellie E. Davison (SEAL)

SELLER

A. W. Woodward (SEAL)

Gladys Woodward (SEAL)

PURCHASERS.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss.

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 6th day of June, 1942, personally appeared before me Nellie E. Davison, a widow, to me known to be the person described in and who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.

(Notarial seal affixed)

C. W. Linville Jr.
Notary Public in and for the State of Washington, residing at Stevenson.

Filed for record June 9, 1942 at 2-10 o'clock p.m. by Clyde W. Linville Jr.

Mabel J. Rose Skamania Co. Auditor