

in the County of Skamania, State of Washington, to-wit:

Lot Sixteen (16) of Block Two (2), Bonnevista Addition to North Bonnevillle, Wash-
ington, according to the official plat thereof on file and of record in the office
of the Auditor of Skamania County, State of Washington.

for the sum of Nine Hundred and Fifty Dollars (\$950.00), of which the purchasers have paid the
sum of Four Hundred Dollars (\$400.00), receipt of which is hereby acknowledged by the sellers;
and the purchasers agree to pay the remainder of the principal as follows:

The sum of Fifteen Dollars (\$15.00) shall be paid on the 30th day of September, 1942, and
a like sum of \$15.00 on the same day of each and every month thereafter until the whole of
said principal sum, together with interest on the unpaid balance at the rate of six per cent
(6%) per annum, shall have been paid in full. Interest then due shall first be deducted from
all payments and the balance applied on principal. The purchasers may pay any or all of said
balance in advance of the due date.

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

Said land shall be conveyed to the purchasers by a good and sufficient Warranty deed
when said purchase price shall have been paid in full. Purchasers will be furnished title
insurance on said land.

Purchasers agree to keep the building now upon or hereafter placed on said property in-
sured, payable to the sellers as their interest may appear, in a sum not less than the un-
paid balance.

Purchaser shall have the immediate right to the use and possession of said premises;
and continued possession so long as they shall keep and perform their covenants herein con-
tained.

Time is of the essence of this contract, and in case of the failure of the said pur-
chasers to make any or all of the payments herein provided or perform any of the covenants
on their part, this contract shall be forfeited and determined at the election of the sellers,
and in such event the purchasers shall forfeit all payments by them made on this contract, and
such payments shall be retained by the sellers in full satisfaction and liquidation of all
damages by them sustained; and they shall thereupon have the right to re-enter and take pos-
session of said premises and every part thereof without recourse to any court or courts.
The acceptance of any payment by the sellers subsequent to the due date shall not be con-
sidered or construed as an abrogation of the terms hereof, but the same shall continue in
full force and effect.

In Witness Whereof, we have hereunto set our hands in duplicate the day and year in this
agreement first above written.

E. J. Lammers
Ombra Lammers
Sellers

Harry A. Bruch
Ruby Mildred Bruch
Purchasers

STATE OF WASHINGTON)
 (ss
COUNTY OF SKAMANIA)

I, the undersigned, a notary public in and for the state of Washington, do hereby certify
that on this 18 day of August, 1942, personally appeared before me E. J. Lammers and Ombra
Lammers, husband and wife, to me known to be the persons described in and who executed the
and foregoing
within/instrument, and acknowledged to me that they executed the same as their 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.