

It is further agreed that the party of the second part shall pay the taxes and insurance which shall become due and payable prior to October 1st, 1931, but shall receive credit for the sums so paid upon the installment of purchase price first due.

IN TESTIMONY WHEREOF the parties have executed these presents in duplicate this 20th day of September, 1930

Peder G. Birkland (seal)
J.R. Phillips (seal)

State of Washington (SS
County of Skamania (

I, Raymond C. Sly, a notary public in and for ^{the} said State and county do hereby certify that on this 20th day of September, 1930, personally appeared before me Peder G. Birkland to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

In Testimony ^{mony} whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Raymond C. Sly
Notary Public for Washington
Residing at Stevenson

Filed for record sept, 20th, 1930 at 10:45 A.M.

L. C. C. Jones
Auditor.

#16860

A. I. Blitz, trustee to Nancy G. Wallace.

This Agreement, made the 4th day of January, 1927 between A. I. Blitz, trustee, of Portland, Oregon hereinafter called the first party, and Nancy G. Wallace of the County of Skamania and State of Washington hereinafter called the second party.

Witnesseth, That in consideration of the stipulations herein contained, and the payments to be made as hereinafter specified the first party hereby agrees to sell, and the second party agrees to purchase, the following described real estate, situate in the County of Skamania State of Washington, to-wit:

Lots One (1) and Two (2), Section Thirty four (34) of Township Three (3), North of Range Nine (9), East of Willamette Meridian except the right of way of Spokane, Portland & Seattle Railway Company, a corporation, and except the right of way of the Northwestern Electric Co., a corporation

for the sum of Twelve Hundred (\$1200.00) Dollars and which said sum shall be paid at the time and manner as follows:

The sum of \$400.00, the receipt of which is hereby acknowledged, and the balance in four annual installments of \$200.00 each, with interest at seven per cent per annum on the unpaid balance the first installment being due August 1, 1927, and the subsequent installments being due August 1, 1928, and on the first of August each year thereafter until the full sum of principal and interest has been paid.

And the second party, in consideration of the premises, hereby agrees that she will regularly and seasonably pay all taxes and assessments made for the year 1926 and which are or may be hereafter lawfully imposed on said premises and that all buildings now erected on said premises will be kept insured against fire in an amount not less than _____ Dollars in a company satisfactory to the first party. Policy in favor of first party as interest may appear.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

In case the second party, her legal representatives or assigns, shall pay the several

sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the first party shall give unto the second party, her heirs or assigns, upon request at Portland, Oregon and upon the surrender of this agreement, an abstract showing marketable title continued as to the date of final payment herein and a good and sufficient deed of conveyance conveying said premises in fee simple, free and clear of incumbrances and all liens and incumbrances created by the second party, or her assigns.

But in case the second party shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms, and at the times above specified, the time of payment being declared to be the essence of this agreement, then the first party shall have the right to declare this agreement null and void, and in such case, all the right and interest hereby created or then existing in favor of the second party derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert and revest in the first party without any declaration or forfeiture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such sum as the court may adjudge reasonable for attorney's fees in said suit or action.

In Witness Whereof, the said parties have hereunto set their hands in duplicate the day and year first above written.

In presence of
Arthur A. Goldsmith
David L. E. Borenstein
Raymond C. Sly

as to

A. I. Blitz, Trustee (Seal)

Nancy G. Wallace, (Seal)

Filed for record November 7, 1930 at 3-00 o'clock P. M. by Nancy G. Wallace.

H. C. Chesser
County Auditor.

#16925

NANCY WALLACE AND ORIN SHEPARD

THIS AGREEMENT made this _____ day of November, 1930, between Nancy Wallace, the owner of the property hereinafter described, hereinafter called the Lessor, and Orin Shepard, of St. Helens, Oregon, hereinafter called the Lessee, WITNESSETH:

That in consideration of the covenants and agreements of the said lessee herein contained, said lessor does hereby lease, demise and let unto the lessee all of the following described real property in Skamania County, Washington, to-wit:

That portion of Lots One (1) and Two (2) in Section Thirty-four (34), in Township Three (3) North Range Nine (9) East of the Willamette Meridian, lying south of the private logging road across said property over what is commonly known as the beach land and also all of the shore or tide land of the second class in front of and adjacent to Lot Three (3) in Section Thirty-four (34) in Township Three (3) North Range Nine (9) East of the Willamette Meridian, and also the lessor hereby gives and grants to the lessee a right or rights