

#17192

Albert Ross to Anna L. Ford

This Contract made in duplicate this 22nd day of April, A. D. 1931, by and between Albert Ross, a widower, the party of the first part and Anna L. Ford, the party of the second part.

Witnesseth, That the said first party in consideration of the covenances and agreements herein contained agrees to sell unto the second party all of that land situated in the County of Skamania and State of Washington, and bounded and described as follows, to-wit:

Beginning at a point five rods north of the Southwest corner of section 16, township 3 north of range 8 east of Willamette Meridian, running thence east 29 rods; thence north 32 rods; thence west to the west line of section 16, thence south to the place of beginning, containing 6 acres, more or less. Also beginning at a point 29 rods east and 37 rods north of the southwest corner of section 16, township 3 north of range 8 East of Willamette Meridian, thence west to west line of section 16, thence in a northerly direction along said west line of section 16, a distance of 17 rods, thence in a straight line in a southeasterly direction to the point of beginning, containing $1\frac{1}{2}$ acres, more or less.

together with the following personal property.

1 cook stove, 1 heating stove, 1 breakfast set, 1 oak dining table and 6 chairs, 1 oak library table, 1 oak book case, 1 brunswick phonograph with 80 records, 1 living room rug and 2 bed room rugs, 2 throw rugs, 1 davenport and chair, 2 oak rockers, 1 leather rocker, 1 large 3x4 feet Washington Picture and frame, 1 Sanitary couch and pad, 1 cedar chest, 1 kitchen cabinet, 1 over-stuffed settee, 1 kitchen Congoleum rug, 3 bed steads, springs and mattresses, 2 dressers and 1 commode.

for the sum and purchase price of \$2450.00 of which the second party agrees to pay the first party at the following times, to-wit: The sum of \$650.00 in cash, the receipt whereof is hereby acknowledged and the remainder in monthly installments at Portland, Oregon as follows. The sum of \$24.00 including interest at Seven Percent thereto on the 22nd day of May, 1931 and a like amount on the 22nd day of each month thereafter until the whole of said purchase price shall be paid, and in addition thereto all taxes including the 1930 tax which may hereafter become liens on said property promptly before delinquency and that she will keep the buildings now upon or which may be erected upon said property insured against fire in some Fire Insurance Company satisfactory to the first party for \$900.00 and \$600.00 on the personal property with loss if any payable on real property and chattels to the said first party as his interest may appear.

It is understood and agreed that there is at present a mortgage of \$700.00 which is included in the purchase price hereof and the party of the first part is to keep up the interest on this mortgage and reserves the right to renew or place a new mortgage upon the above described property for the same amount with the same in rate.

And it is understood and agreed between said parties that time is the essence of this Contract, and in case the second party shall fail to make the payments above named, and each and every one of them, punctually within ten days of the time limited therefor or fail to keep any agreement herein contained, then this contract shall at the option of said first party, become null and void, and all rights and interests, created or then existing in favor of the second party as against the first party hereunder or to any payments theretofore made thereon, shall utterly cease and determine, and the right to the possession of the premises above described, and all other rights acquired by the second party hereunder shall revert to and re-vest in said first party without any act of re-entry, or any other act of said first party to be performed, and without any right of the said second party of return, reclamation or compensation for moneys paid or received on account of the proposed purchase or sale of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said first party as the agreed, reasonable rent of said premises up to the time of such default. And the said first party shall, in case of such default, have the right immediately, ^{at} or any time there-

after, to enter upon the land aforesaid without any process of law and take immediate possession thereof, together, with all the improvements and appurtenances thereon or thereto belonging.

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

Executed in the presence of
Geo. A. Riggs
E. L. Dean

Albert Ross (seal)
Anna L. Ford (seal)

STATE OF OREGON }
COUNTY OF MULLENOMAH } ss

Be it remembered, that on this 22nd day of April, A. D. 1931, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named, Anna L. Ford, a widow and Albert Ross, a widower, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

In Testimony Whereof, I have hereunto set my hand and notarial seal, the day and year last above written.

(Notarial seal affixed)

Geo. A. Riggs
Notary Public for Oregon. My commission expires February 8, 1933.

Filed for record April 23, 1931 at 11-45 o'clock a.m.

Mahel G. Foster
County Auditor

#17263

Ole Peterson et al to United States.

Lease between Ole Peterson et al and The United States of America.

Instructions to be observed in executing lease.

1. The lease shall be dated.
2. The full name and residence of the lessor shall be clearly written in Paragraph 1 of the lease.
3. The premises shall be fully described, and, in case of rooms, the floor and room number of each room given.
4. Whenever the lease is executed by an attorney, agent or trustee on behalf of the lessor, two authenticated copies of his power of attorney, or other evidence to act on behalf of the lessor, shall accompany the lease.
5. When the lessor is a partnership, the names of the partners composing the firm shall be stated in the body of the lease. The lease shall be signed with the partnership name, followed by the name of the partner signing the same.
6. Where the lessor is a corporation, the lease shall be signed with the corporate name, followed by the signature, and title of the officer or other person signing the same on its behalf, duly attested, and, if requested by the Government, evidence of his authority to so act shall be furnished.
7. Under Paragraph 6 of the lease, insert necessary facilities to be furnished, such as heat, light, janitor service, etc.
8. When interlineations, deletions, or other alterations are made, specific notation of the same shall be entered in the blank space following Paragraph 11 before signing.
9. If the property leased is located in a state requiring the recording of leases in order to protect the tenant's rights, care should be taken to comply with all such statutory requirements.