

ing timber except as here before provided during the term of this lease, unless and until the lessor has agreed thereto, except such as may be necessary for fuel for the lessee or for the purpose of repairing, maintaining and rebuilding fences and buildings or improving said property.

It is further agreed that the lessee is hereby granted and shall have during the term of this lease, an option to purchase the above described property for the consideration of Ten Thousand (\$10,000.00) Dollars, the terms to be agreed upon by and between the lessor and the lessee.

It is agreed that any breach of the covenants set forth to be kept and performed by the lessee shall constitute grounds for the forfeiture and cancellation of this lease and in the event said lease is forfeited by the lessor, the lessee, shall, upon demand of the lessor, vacate and surrender said property to the lessor within Ninety (90) days from and after the declaration of said forfeiture, and all rights of the lessee under and by virtue of the terms of this lease, including the option to buy, shall cease and determine. This lease not transferable without the written consent of the lessor.

In Witness Whereof the parties hereto have hereunto set their hands and seals in duplicate on the day and year first above written.

Washington Children's Home Society
By E. L. Blaine, President
By S. D. Wingate, Secretary
Lessor

F. B. Waite
Lessee.

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this 11th day of September, A. D. 1931, before me personally appeared E. L. Blaine and S. D. Wingate, to me known to be the President and Secretary respectively, of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

(Notarial seal affixed)

John W. Whitham
Notary Public in and for the State of
Washington, residing at Seattle.

Filed for record Feb. 8, 1932 at 11-15 a.m. by grantee.

Mabel J. Tasse
Skamania Co. Clerk-Auditor.

#17353

A. C. Sly et ux to Jos. A. McKee

This Agreement, Made the 1st day of December 1931 between A. C. Sly and wife, Margaret M. Sly, of the first part, and Jos. A. McKee, of Stevenson, Washington, party of the second part,

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

Lot 13 of Stevenson Park Addition according to the plat thereof on file in the office of the Auditor of Skamania County, Washington, being a parcel of land in Section 36, Town 3 North Range 7 East W. M., containing five acres more or less; excepting therefrom a strip of land on the west side deeded for public road

purposes;

For the sum of Two Hundred and Fifty Dollars, on account of which Sixty Dollars is paid on the execution hereof, which sum is hereby acknowledged, the remainder to bear interest at the rate of 6% per annum from the date hereof and to be paid to the parties of the first part at Stevenson, Washington, in installments as follows:

\$70.00	to be paid December 1st	1932
\$40.00	to be paid December 1st	1933
\$40.00	to be paid December 1st	1934
\$40.00	to be paid December 1st	1935.

And the party of the second part, in consideration of the premises, hereby agrees that he will pay all taxes and assessments which may be hereafter imposed on said premises.

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

In case the said party of the second part, his 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 the singular agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the said parties of the first part will make unto the said party of the second part, his heirs or assigns upon request at Stevenson, Washington, and upon the surrender of this agreement, a good and sufficient deed of conveyance conveying said premises in fee simple free and clear of incumbrances, excepting, however, the above mentioned taxes and assessments and all liens and incumbrances created by the said party of the second part or his assigns;

But in case the said party of the second part shall fail to make the payments aforesaid, or any of them punctually at the times above specified, the time of payment being declared to be the essence of this agreement, then the party of the first part 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 said party of the second part or derived under the agreement shall utterly cease and determine, and the premises aforesaid shall revert and re-vest to the parties of the first part without any declaration or forfeiture or act of re-entry, or without any other act by said parties of the first part to be performed and without any right of the said party of the second part of reclamation or compensation for money paid or improvements made.

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

Witnesses

A. C. Sly
Margaret M. Sly
Owners
J. A. McKee
Purchaser.

Dec. 1, 1931 Received on within contract \$6.65 A. C. Sly.

Filed for record March 19, 1932 at 10-15 a.m. by Grantee

Mabel J. Foster
Skamania Co. Clerk-Auditor.

#17905

Hal H. Perry et ux to Joseph S. Storagee et ux

This Contract, Made in duplicate this 1st day of March, A. D. 1932 by and between Hal H. Perry, and G. Edith Perry, husband and wife, the first party and Joseph S. Storagee, and Lucille Storagee, husband and wife, the second party.

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