

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-

Wit:

Beginning at a point on the north line of State Highway, No. 8, 280 feet west of the Section line between Sections twenty-one (21) and twenty-two (22), Township two (2) north of range seven (7) East of the Willamette Meridian, and running thence north 87 1/2 feet, thence East 500 feet; thence South to an iron pipe on the north side of the above described road, thence north of west along said highway to the point of beginning, containing ten acres more or less.

for the sum of purchase price of One Thousand, Five Hundred Twenty-five (\$1525.00) Dollars, which the second party agrees to pay to the first party at the following named times, to-wit: \$225.00 in cash, receipt whereof is hereby acknowledged, and the remainder in monthly installments at Portland, Oregon, as follows, \$15.00 thereof with interest at 6% per annum on deferred payments on the 1st day of April, 1932, and a like payment on the 1st day of each and every month thereafter until the whole of said purchase price shall be paid, and in addition thereto all taxes and other public charges, with assessments for sewers and street improvements which may hereafter become liens on said property, promptly before delinquency, and that he will keep the buildings now upon or which may be erected upon said property insured against fire in some fire insurance company satisfactory to said first party, with loss, if any, payable to said first party as his interest may appear. All of which payments said second party hereby agrees to make as above provided.

And the said first party also agrees that when full payment shall have been received he will cause to be executed and delivered, at his own cost and expense, a good and sufficient deed, conveying the property aforesaid to the said second party, his heirs or assigns forever.

It is also understood by and between the parties hereto that the whole amount remaining unpaid may be paid on any payment date at the discretion of the parties of the second part.

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 agreements herein contained, then this contract shall, at the option of the 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 therefore made hereon, 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 revest 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 second party of return, reclamation or compensation of 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, or at any time thereafter, 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
W. B. Bender

Joseph S. Storagee (seal)
Lucille Storagee (seal)
Hal H. Perry (seal)
C. Edith Perry (seal)

Filed for record April 4, 1932 at 3-12 p.m. by Joseph S. Storagee

Mabel J. Fosse
Skamania Co. Clerk-Auditor.

#17963

H.D. Davison To A.W. Morford.

THIS AGREEMENT, Made and entered into by and between H.D. Davison, a bachelor, party of the first part and A.W. Morford, party of the second part, witnesseth:

That the party of the first part agrees to sell to the party of the second part, and the party of the second part agrees to purchase from the party of the first part, the following described real property in Skamania County, Washington, to-wit;

$E\frac{1}{2}$ of $W\frac{1}{2}$ of $SE\frac{1}{4}$ of $SW\frac{1}{4}$ sec 36 tp 4 N R 7 E.W.M.

for the sum of one hundred fifty and no/100 (\$150.00) dollars, of which the sum of fifty and no/100 (\$50.00) has been paid. The party of the second part promises and agrees to pay the balance, to-wit the sum of One hundred and no/100 (\$100.00) Dollars, on or before December 31st 1932 without interest if so paid, but with interest at the rate of six per cent per annum after maturity.

The party of the second part may have the immediate possession of said property and may retain the same so long as the terms of this agreement are kept and performed by said second party, but in case of default in payment of the said sum of money at the time the same shall become due and payable the party of the first part may terminate this agreement and take possession of said premises, and in such case all rights hereunder shall cease and be determined and all payments made hereunder shall be forfeited to the said party of the first part.

All buildings or fixtures shall remain upon and become a part of the realty.

In case the said payment is made at the time and in the manner aforesaid the party of the first part promises and agrees to execute and deliver unto the said party of the second part, his heirs or assigns, a good and sufficient warranty deed for said premises. Time is of the essence of this agreement.

No assignment of this agreement shall be valid without the written consent of the party of the first part.

In Testimony Whereof the parties have executed these presents in duplicate this 9th day of May 1932.

H.D. Davison

A.W. Morford.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss

I, Raymond C. Sly, a Notary Public in and for said State and County do hereby certify that on this 9th day of May 1932 personally appeared before me H.D. Davison, to me known to be the individual described in and who executed the 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 Whereof I have hereunto set my hand and affixed my official seal in this certificate first above written.

Notarial Seal Affixed.

Raymond C. Sly
Notary Public for Washington residing at Stevenson therein

Filed for record May 9th, 1932 at 10.13 A.M.

Mabel J. Fosse
Skamania County, Clerk-Auditor.