#23839

J. R. Phillips et ux to R. A. Alexander

TFIS AGREEMENT WITNESSETH: That J. R. Phillips and Bertha A. Phillips, his wife, Lessors, do hereby lease and let unto R. A. Alexander, Lessee, for the term of Five (5) years from the date hereof, the following described real property, to-wit:

Beginning at the southwest corner of Lot a Normandy Tracts, according to the official plat on file and of record in the office of the Jourty Aud. for, Skamania County, Wash., thence southwesterly along the north line of State Read No. 8, 500 feet to point of beginning of the tract hereby leastd; thence from said initial alloway; a distinct of 50 feet; thence at fight angles in a southeasterly to the said high ay o distance of 30 feet; thence at right angles in a southeasterly direction to the north line of said highway; thence along the north line of said highway in a southwesterly direction a distance of 30 feet to the point of beginning in Skamania County, Wash.

- 1. The terms of this lease are as follows: The Lessee shall within 50 days construct upon said lot a cabin to cost not less than \$200.00, the said cabin to be located. thereon and in accordance with grans and specifications to be approved in writing by the Ressors and to remain thereon until the end of the above term except as hereinafter otherwise provided. Proper provision shall be made for sanitation and reasonable precautions against fire hezard.
- 2. The Lessee shall pay as ground rental the sum of \$3.00 per month, payable in advance.
- 3. The Lessee shall keep said building painted and in good condition of repair and order and shall keep the same and the premises above described in a neat and orderly condition.
- 4. The Lessee shall have the right to make connection to the water main across said premises now owned by the Lessors and in operation. Such connection, however, shall be made at the expense of the Lessee and the same, shall be kept in order by the Lessee and particularly shall be so protected as to prevent the same from breakage by reason of freezing. In case of leakage remaining unrepaired for period of ten (10) days the Lessor shall have the right to disconnect said supply pipe.
- 5. Said building shall remain the personal property of the Lessee, his heirs and assigns, but shall not be removed from said premises during the term aforesaid, and unless removed within sixty (60) days after the end of said term shall become a part of the realty and title thereto shall vest in the Lessor, his heirs or assigns.
- 6. The Lessors shall at any time during said term have the preference right to oursaid building, but in case they shall not elect to purchase chase/the same the ressee may then sell and convey the said building as other personal property and the purchaser shall be rested with all the rights, privileges and subject to all the liabilities hereby granted and imposed.
- 7. The Lessee, his personal representatives, heirs and assigns, shall have the right to the quiet and peaceable possession of said premises and the building above described for the term aforesaid. Provided, he or they shall pay the rental above specified at the time and in the manner herein provided, but in case the said Lessee shall be in default for three (3) monthly installments of rental or shall fail to keep and perform the covenants and agreements herein provided, then and in that event the Lessors may take possession of said premises and evict the Lessee or any person or persons holding by, through or under him therefrom and in such case the building above specified shall become the property of the Lessors and accepted by him and granted by the Lessee, his heirs or assigns as liquidated damages for the breach of the terms of this lease and as compensation to the said Lessors.

Dated this day Jen. 15, 1935.

J. R. Phillips Bertha A. Hhillips Parties of the first part

R. A. Alexander Janet L. Alexander Parties of the second part.

Filed for record March 22, 1.37 at 2-30 p.m. oy Grantee.

Skamania County, Clerk-Auditor.

#23864

Richfield Oil Jo. of Calif. to Richfield Oil Jorp.
INSTRUMENT OF ASSIGNMENT, TRANSFER AND CONVEYANCE

made the 12th day of March, 1937, between Richfield Oil Company of California, a Delaware corporation, and William C. McDuffie, as Reorganization Trustee of Richfield Oil Company of California, a Delaware corporation (hereinafter called the Grantors), parties of the first part, and Richfield Oil Corporation a Delaware corporation (hereinafter called the Grantee), party of the second part;

or Reorganization of Richfield Cil Company of California, including (as part thereof) a

Plan of Reorganization of Pan American Petroleum Company, dated as of August 20, 1936
(hereinafter referred to as the Plan of Reorganization), proposed and filed in proceedings instituted and had under Section 77B of "An Act to Establish a Uniform System of
Bankruptcy Throughout the United States," approved July 1, 1898, and Acts amendatory thereof and supplemental thereto, in the United States District Court for the Southern District
of California, Central Division, entitled "In the Matter of Kichfield Oil Company of California, a corporation, Debtor, Pan American Petroleum Company, a corporation, Subsidiary
in Proceedings for the reorganization of a corporation, secondary to as the Reorganization Proceedings); and

WHEREAS, William C. McDuffie was appointed Reorganization trustee of Richfield Oil Company of California in said Reorganization Proceedings on the 8th day of October, 1936, by order of the said United States District Sourt, for the Southern District of California, Central Division, and said Trustee filed the sond required of him to be filed under the terms and conditions of said decree, took oath and entered upon his duties as Trustee and is now acting as such; and

WHEREAS, the appointment of said william C. McDuffie as Reorganization Tristee of Richfield Oil Company of California was made permanent by order of said Court made and entered in said Reorganization Proceedings on the 26th day of October, 1936; and

WHEREAS, the plan of Reorganization was approved and confirmed by an order of said Court duly made and entered in the Reorganization Proceedings on December 23, 1936 (here-inafter called the Order of Confirmation); and

WHEREAS, by an order duly made and entered in the Peorganization Proceedings, dated March 9, 1937, said Sourt directed that the properties of the parties of the first part be transferred to the new Company on March 12, 1937, and approved the form of this instrument and directed the execution and delivery hereof; and

whereas, all of the acts, provisions and conditions required by said Order of Confirmation to be performed and complied with, both before the execution and delivery and simutaneously with the execution and delivery of this Instrument of Assignment, Transfer and er Conveyance by eith/the Granturs or the Grant; or both, have been performed and complied with required by said Order of Confirmation and the execution and delivery of this instrument by each of the parties hereto has been duly authorized; and