

and W. C. McCall, doing business as McCall Oil Company, "as "Lessee,"

WITNESSETH:

That Lessor, for a valuable consideration, in hand paid, receipt of which Lessor hereby acknowledged, leases and demises unto Lessee; for a period of Five years (the beginning and ending of said period being specified in the lease hereinafter referred to), those certain premises situate in the County of Skamania, State of Washington, more particularly described as follows:

Lots 7 & 8, Block 6, Riverview Addition, City of Stevenson
under the terms and conditions of one certain () LEASE of even date between the parties hereto, which lease is hereby referred to and by reference made a part hereof.

Leonard T. Foster

Ruby J. Foster
Lessor

McCALL OIL COMPANY

By W. C. McCall
Lessee

STATE OF Washington)
County of Skamania) ss.

BE IT REMEMBERED, That on this 15th day of May, 1947, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Leonard T. Foster and Ruby J. Foster who are known to me to be the identical individual described in and who executed the foregoing 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 this the day and year last above written.

(Notarial Seal Affixed)

R. M. Wright
Notary Public for Washington
My Com. Expires Mar. 18, 1951

Filed for record June 13, 1947 at 1-20 p.m. by McCall Oil Company.

John C. Westerman
Skamania County Auditor

#36970

Harry A. Barber et ux to V. E. Goad et ux

CONTRACT

THIS AGREEMENT, Made the 4th day of December, 1946, between Harry A. Barber and Ann Marie Barber husband and wife hereinafter called the first party, and V. E. Goad and Bernice L. Goad, husband and wife 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 payment 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:

S.E. 1/4 of N.E. 1/4, and N. 1/2 of N.E. 1/4 of the S.E. 1/4, of Section 21, T. 3N. of Range 10 East of Willamette Meridian.

Subject;

To rights of way for county roads, and to an easement granted the Northwestern Electric Co. for erection of transmission lines along a portion of the North boundary line thereof; and to an easement granted to Harry J. Card to maintain a water pipe line along the North line of said tract.

Nothing shall be removed from said real property which may impair the value of the sellers security.

Buyers may cut timber for their own use but shall not remove any timber or pileing from said property which may impair the security of the sellers. for the sum of Thirty Seven Hundred and Fifty Dollars (\$3750.00) Dollars on account of

which Seven Hundred dollars (\$700.00) Dollars is paid on the execution hereof (the receipt of which is hereby acknowledged), and the remainder to be paid at Portland, Oregon with interest at the rate of SIX per cent per Annum. at the dates and in the amounts as follows:
 The sum of Three Thousand Fifty dollars (\$3050.00) to be paid in payments of Thirty Five Dollars (\$35.00) Per Month or More Including interest. The first payment to start January 15th. 1947 and on the same date each month thereafter until interest and principal is fully paid.

It is understood by the above named second parties that there is an outstanding contract on the above described property of Twenty Five Hundred Dollars (\$2500.00) as of this date. When second parties or their heirs or assigns pay down on this contract to an amount then owing on this stated outstanding contract they agree to accept an assignment of this stated outstanding contract. The conditions on this stated outstanding contract are the same as contained here above except the monthly payments are Twenty Five Dollars Per. Month including interest.

And the second party, in consideration of the premises, hereby agrees that they will pay all of the taxes which become due and payable for the current fiscal year, and all taxes hereafter levied against said property, and public and municipal liens that which may be hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof becomes past due, and that all buildings now erected on said premises will be kept insured in favor of the first party against loss or damage by fire in an amount not less than \$200.00 (If Obtainable) Dollars in a company or companies satisfactory to first party, and will have all policies of insurance on said property made payable to the first party as their interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured.

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 their 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, their heirs or assigns, upon request at and upon the surrender of this agreement, an Abstract or Title Insurance Policy showing marketable title continued as to This date and 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 second party, or their 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, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the first party shall have the right to declare this agreement null and void or foreclose by strict foreclosure in equity, and in either of such cases, 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 of 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.

The second party further agrees that failure by the first party at any time to require performance by the second party of any provision hereof shall in no way affect their right hereunder to enforce the same, nor shall any waiver by said first party of any breach of

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any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

IN WITNESS WHEREOF, The said parties have hereunto set their hands in duplicate the day and year first above written.

In Presence of
Mary Fahner

Harry A. Barber (SEAL)
Ann Maria Barber (SEAL)
V. E. Goad (SEAL)
Bernice L. Goad (SEAL)

Filed for record August 26, 1947 at 3-15 p.m. by Mrs. V. E. Goad.

James C. Wadsworth
Skamania County Auditor

#36992

William A. Grimes et al to Verdon T. Grimes et ux

KNOW ALL MEN BY THESE PRESENTS that William A. Grimes owner of the entire beneficial interest in the contract hereinafter described and one of the vendees therein named and Irma F. Grimes one of the vendees named in the said contract and actually trustee for the said William A. Grimes, and H. A. Grimes, her husband assigns in consideration of the sum of One Dollar and other consideration do hereby transfer, assign and setover unto Verdon T. Grimes and Mary E. Grimes, husband and wife, Assignees, that certain real estate contract entered into by and between Bertha P. Cogan and S. Riley Cogan, wife and husband, Vendors, to William A. Grimes, a bachelor and Irma F. Grimes, Vendees, dated September 10, 1946, for the sale and purchase of the following described real property in Skamania County, State of Washington, to-wit:

The Southwest quarter of the Northwest quarter of Section five; the Southeast quarter of the Northeast quarter of Section Six; the East half of the Southeast quarter of Section Six; except that portion thereof lying on the Southerly side of the center line of Panther Creek, all in Township 3 N. R. 8 E. W. M.

and do Bargain, sell and convey the above described real estate to the said Assignees, who hereby assume and agree to fulfill the conditions of said real estate contract.

Dated this 2nd day of September, 1947.

William A. Grimes
Irma F. Grimes
H. A. Grimes

STATE OF WASHINGTON)
County of Skamania) ss.

I, the undersigned, a notary public in and for the State of
STATE OF WASHINGTON)
County of Skamania) ss.

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 2nd day of September, 1947, personally appeared before me William A. Grimes, and Irma F. Grimes and H. A. Grimes, her husband, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

(Notarial Seal Affixed)

Raymond C. Sly
Notary Public for Washington
Residing at Stevenson, therein.

Filed for record September 2, 1947 at 4-42 p.m. by V. T. Grimes.

James C. Wadsworth
Skamania County Auditor