

and that all buildings now erected upon said premises, or which may hereafter be erected thereon will be kept insured against fire in an amount not less than Five hundred (\$500.00) dollars in a company satisfactory to the first party, Policy in favor of said first party as his interest may appear.

All improvements now upon said premises and those which may hereafter be placed thereon shall be kept in good condition and shall not be removed before final payment be made for said above described premises.

In case the said party of the second part 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 aforesaid and thereof, then the first party will give unto the second party their heirs or assigns, upon request at Portland, Oregon and upon the surrender of this agreement a good and sufficient deed of special warranty conveying said premises in fee simple free and clear of encumbrances excepting however, the above mentioned taxes and assessments and all liens and encumbrances created by the second party, or their assigns.

But in case the second party all fail to make the payments aforesaid or any of them, punctually and upon the strict terms, and at the times above mentioned and specified the time of payment 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, and in such case 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 reentry, 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. IN WITNESS WHEREOF, the said parties have hereunto set their hands in duplicate the day and year first above written.

in presence of

Unintelligible C. Bennett; witness of signature of B. Bennett.

Robt C. Prindle
E.H. Prindle witnesses to signatures of
Wm, and Anna Crispien

his
B X Bennet (seal)
mark

Wm, Crispien (seal)
Mrs, Anna Crispien (seal)

GC C. Hesser
Auditor.

Filed for record May 28th, 1928 at 10:20 A.M.

.... #14878 ✓
LEASE
Joe Thomas for O.B. Conrad

This lease made and entered into by and between Joe Thomas lessor to O.B. Conrad lessee witnessesh;

That the lessor for and in consideration of the rental of \$20.00 per annum to be paid in advance on the 1st day of June of each year, hereby leases and lets unto the said lessee the following described real property in Skamania County, Washington, to-wit:

Lots 2 and 3, the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ sec, 26 tp 3 N R 9 E.W.M. except that portion thereof conveyed to John Lucien Reynolds by deed recorded at page 426 Book "G" of Deeds and subject also to the right of way conveyed to the Northwestern Electric Company, Excepting also a tract of land upon which the house now occupied by lossors stands, being bounded on the west, south and east by the Government meander line and on the north by a line due east and west and 50 feet north of said house.

for the term of five years from the 1st day of June, 1928.

The said lessee promises and agrees to pay the said rental as above provided and in case of such payment shall have the quiet and peaceable possession of said premises for the term aforesaid, but in case of his failure to pay the said rental the lessor may immediately terminate this lease and take possession of said premises.

The said lessor covenants and agrees that the said lessee shall have the option to re-lease the said premises for further term of five years after the expiration hereof upon the same terms provided, notice of election to so re-lease to be given at least ten days prior to the expiration of said term.

This lease shall be binding upon, and shall enure to the benefit of the heirs, administrators, executors and assigns of the parties thereto.

In witness whereof the parties have hereunto set their hands and seals this
4th day of June, 1928. his
Witness: Raymond C. Sly. Joe X Thomas (Seal)
mark
O. B. Conrad (seal)

State of Washington (ss
County of Skamania (

I, Raymond C. Sly a notary public in and for said State and county do hereby certify that on this 4th day of June, 1928 personally appeared before me Joe Thomas & me known to be the individual described in and who executed the within and 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 the day and year in this certificate first above written.

(Notarial Seal)

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

June 4/28

Received from O. B. Conrad the sum of \$20.00 rental to June 1st, 1929
Joe Thomas,

By Raymond C. Sly his attorney.

Filed for record June 4th, 1928 at 10:40 A.M. by O. B. Conrad.

Auditor.

#15067

FRANK LARAMIE to JOHN KLOSS.

THIS AGREEMENT, Made the 26th day of July 1928 between Frank Laramie of Carson, Washington, party of the first part and John Kloss of Carson, Washington, party of the second part, Witnesseth; That the said party of the first part, has agreed to let and hereby does let, and the said party of the second part has agreed to take and hereby does take, from the party of the first part the farm described as follows, to-wit:

Commencing at the N. W. corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 28 Twp. 3 N. R. 8 E. W. M. running thence East 40 rods, thence South 32 rods, thence West 40 rods, thence North 32 rods to place of beginning,

together with a right of way over and through the NE $\frac{1}{4}$ of Sec. 28 Tp. 3 N. R. 8 E. W. M. all in Skamania County, Washington upon the following express terms and conditions, to-wit: This lease is to run for a period of four years and five months beginning on the first day of August 1928. Party of the second part agrees to pay to the party of the first part the sum of One Hundred and Twenty-five dollars per year payable as follows: \$52.00 on the date of this agreement and \$125.00 first days of January of each year during the life of this agreement.

Party of the first part agrees to paint the dwelling house on the above described premises, and to leave in said dwelling house the cook stove and heating stove now in said building.