

DEED RECORD 30

SKAMANIA COUNTY, WASHINGTON

YAKIMA BINDERY & PTO. CO. 173867

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STATE OF OREGON)
COUNTY OF MULTNOMAH) ss

I, John E. Howard, the undersigned authority, do hereby certify that on this 3rd day of September A. D. 1943 before me personally appeared Jas. J. O'Keane and Anna M. O'Keane his wife to me known to be the individuals described in and who executed the within instrument, and acknowledged to me 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, this 3rd day of September A. D. 1943.

(Notarial seal affixed)

John E. Howard
Notary Public in and for the State of
Washington, residing at Portland, in
said County. My commission expires
Oct. 1st, 1945.

Filed for record Febry. 25, 1944 at 10-15 a.m. by J. R. Patten

Mabel J. Patten
Skamania County Auditor.

#33158

W. E. Buell to Arch L. Russell

For and in consideration of the premises hereinafter set out W. E. Buell hereinafter called the seller, agrees to sell, and Arch L. Russell hereinafter called the buyer, agrees to buy the following described real estate, situate in the County of Skamania, State of Washington, more particularly described as follows, to-wit:

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), excepting beginning at the SW corner of the above property, thence North 10 rods, thence east 20 rods, thence south 10 rods thence west to the point of beginning for road purposes. All in Section 15 Township 3 North and Range 10 East of the Willamette Meridian, containing 18.16 acres more or less.

for the sum of Two Thousand and no/100 (\$2000.00) Dollars, Three Hundred and no/100 (\$300.00) Dollars, of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged: and Seventeen Hundred and no/100 (\$1700.00) Dollars, with interest from date at the rate of 5 per cent. per annum, as follows: Beginning on the 9th day of April 1944, and on the same day in each and every year thereafter the sum of \$170.00, or more with interest on principal remaining unpaid on said day, until the full sum is paid, regardless of loss, destruction or damage to any of the improvements thereon.

And the buyer hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company, in the sum of \$1250.00, with loss payable to seller and buyer, as their interests appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of