

DEED RECORD 30  
SKAMANIA COUNTY, WASHINGTON

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The purchase price is the sum of \$1200.00, payable as follows: \$600.00 cash on delivery of this agreement and the balance payable in yearly installments of \$200.00 or more on or before November 8th, commencing November 8th, 1945, interest on unpaid balances at the rate of 6% per annum payable annually. The whole amount of unpaid balance and interest or any installment thereof may be paid in advance of the due date.

The Vendees agree to pay said purchase price and all taxes and other assessments against the property hereafter falling due, and to keep the dwelling house on said premises insured in the sum of \$500.00.

All buildings or improvements placed upon said property become a part thereof and shall not be removed therefrom.

In case the Vendees or their heirs or assigns shall punctually make payments of the principal and interest aforesaid at the time and in the manner therein specified and shall keep and perform all the covenants and conditions herein contained, the said Vendors will, upon final payment, make and deliver to the Vendees a good and sufficient warranty deed conveying said premises to the Vendees their heirs or assigns, in fee simple.

In case of default in the payment of principal or interest, or any part thereof, or in the performance of any covenant herein, the Vendor may terminate this agreement without notice and immediately take possession of said premises and evict the Vendees, or any person holding under them therefrom, and all moneys paid hereunder shall be forfeited as liquidated damages. Should the Vendors be required to bring an action at law to recover possession of said premises or to quiet the title thereto against any claim of the Vendees, or person holding under them, then in that event they shall be entitled to recover a judgment for their costs and disbursements, including a reasonable sum as Attorney's fee to be fixed by the court.

Possession of the premises shall be delivered on or before December 15, 1944.

Time is of the essence of this agreement, but acceptance of any installment after the same shall become delinquent shall not be construed as a waiver of this covenant as to any subsequent default.

In Testimony Whereof the parties have executed these presents in duplicate this 8th day of November, 1944.

William L. Payment  
Mary Payment  
Vendors  
Frank Cady  
Carl Olsen  
Vendees

STATE OF WASHINGTON )  
( ss  
COUNTY OF SKAMANIA )

On this day personally appeared before me William L. Payment and Mary Payment, husband and wife, 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 this 8th day of November, 1944.

(Notarial seal affixed)

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

Filed for record November 20, 1944 at 3-10 p.m. by Raymond C. Sly

Mae J. Rose  
Skamania County Auditor.