

285 YAKIMA BINDERY & PTO. CO. 173867

unto Rudolph H. McCafferty, Grantee, the following described real property in Skamania County, State of Washington, to-wit:

Lot Thirteen, Block Five, Riverview Addition to the Town of Stevenson, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County.

Dated this 19th day of January, 1945.

Frank Daubenspeck (seal)  
Lena E. Daubenspeck (seal)

STATE OF WASHINGTON )  
(ss  
COUNTY OF SKAMANIA )

On this day personally appeared before me Frank Daubenspeck and Lena E. Daubenspeck, 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 19th day of January, 1945.

(Notarial seal affixed)

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

\$1.10 USIR and \$1.00 state stamps affixed and no cancellation shown.

Filed for record January 20, 1945 at 10-55 a.m. by Edith McCafferty

Mabel J. Fosse  
Skamania County Auditor.

#33859

Lee C. Ziniker to E. H. Deming et ux

In consideration of the payments to be made as hereinafter provided Lee C. Ziniker, a bachelor, Vendor, covenants and agrees to convey to E. H. Deming and Lou D. Deming, husband and wife, Vendees, the following described real property in Skamania County, State of Washington, towit:

The Northeast Quarter, and the North Half of the Southeast Quarter, of Section 8, Township 1 North, Range 5 East of the Willamette Meridian; excepting a tract deeded to School District No. 12, as recorded in Book H, page 163 records of Skamania County, Also except tracts conveyed to Joseph A. Salmonson and Dorothy M. Salmonson, husband and wife, by deeds recorded in Book X at page 314, Book X, page 436, and Book "30", page 253, and easement conveyed by instrument recorded at page 272, Book "Y" of Deeds,

Also the following personal property: 14 cows, 6 heifers, 1 full blood Guernsey bull, 2 horses, harness, and 1 surg milking machine.

The purchase price is the sum of \$8000.00 payable as follows: \$4000.00 upon delivery of these presents receipt whereof is hereby confessed, \$250.00 on August 1, 1945, \$250.00 on February 1, 1946, and the balance to-wit the sum of \$3500.00 in semiannual installments of \$150.00 each payable on the first day of August, and the first day of February, respectively of each year thereafter with interest on unpaid balances at the rate of six per cent per annum. The Vendees shall have the right to pay any installment or portion thereof in advance of the due date.

It is hereby agreed between the parties that all increase of the stock covered by this contract shall remain the property of the Vendor until final payment has been made as herein provided. In case of sale of any of said stock the sale price shall be paid to the Vendor to be credited hereon or the animal so sold shall be replaced by one of equal value to remain the property of the Vendor subject to the terms of this agreement.

The Vendees agree to pay the purchase price at the time and in the manner above specified and to pay before delinquency all taxes or other assessments against the property including taxes for the year 1945.

The Vendees shall cultivate and care for said real property in a good and husband-like manner according to the general accepted practices in the vicinity. They shall