

DEED RECORD 30

SKAMANIA COUNTY, WASHINGTON

insurance company or companies satisfactory to the vendors for not less than \$2,000.00 and also war damage insurance in a like sum if and when requested by the vendors, the policy or policies therefor to be held by the vendors and to be paid in the form required by the vendors, and all premiums thereon to be paid by the vendees when the same shall become due. The loss or all sums that may become due or owing under such policy or policies on account of loss or damage, to be paid to the vendors and applied on the purchase price of said property; provided, if there is any surplus after all sums owing the vendors are paid, the same shall be paid to the vendees.

Time and the strict and faithful performance of each and all of the covenants, undertakings and obligations of the vendees are hereby declared to be of the essence of this contract.

Should the vendees fail or neglect to make any or all of the payments herein specified or required to them, or fail, neglect or refuse to perform, keep and carry out any of the other covenants and undertakings on the part of the vendees to be kept and performed and carried out according to the stipulations herein contained, the vendors, may, at their option, either:

Terminate this contract upon giving ten days written notice to the vendees by delivering or mailing such notice to the vendees' last known address, or upon leaving the same at the house situated on the premises herein described, and after the expiration of said ten days, if the default of the vendees has not been made good, the vendors may eject and remove the vendees and all claiming under them from said premises, and their property and effects, forcibly if necessary, and take the immediate and exclusive possession of the whole of said premises and retain the same with all the appurtenances thereunto belonging, and exclude the vendees, ^{and} those claiming under them, from said premises absolutely and forever.

Or the vendors may declare the whole sums or sums remaining unpaid on or under this contract, or for the purchase price of said property immediately due and payable, and proceed by any lawful manner to collect the whole thereof from the vendees and may foreclose all of the estate, right, title and interest of the vendees in or to said property or this contract by an action at law or suit in equity in any manner authorized or permitted by the laws of the State of Washington. In case suit or action is instituted to foreclose the interest of the vendees, or those claiming under them in said property, or under this contract, or should the vendors be required to institute any suit or action to collect insurance money to which the vendors may be entitled hereunder, or for any other purpose made necessary by the default of the vendees, the vendees shall pay to the vendors such ^{sum or} sums as the court may adjudge reasonable as attorney's fees in such suit or action, which sums may be added to the purchase price of said property.

Should the vendees fail to pay any of the taxes, assessments, liens or charges or other payments which the vendees are required to pay hereunder, the vendors may pay the same, any or all thereof, and the sum or sums so paid shall be immediately repaid to the vendors by the vendees with interest thereon at the rate of eight per cent per annum, or the sums so paid may be added to the purchase price of said property by the vendors, and in that event be paid by the vendees, with interest as aforesaid, when the next installment of the purchase price become due, or whenever demanded by the vendors. The vendees shall not be entitled to a deed until the whole of all ^{such} sums, together with all the other indebtedness hereunder, is paid.

Should this contract be terminated on account of any breach of covenant on the part of the vendees, or should the vendees abandon said property, all sums paid to the