

DEED RECORD 30
SKAMANIA COUNTY, WASHINGTON

401

vendors under or pursuant to this contract may be retained by the vendors as and for the agreed value of the use of said premises, or the right to use and occupy said premises, by the vendees up to the time such default or abandonment occurs, and not as a penalty.

Upon full payment of the whole of the purchase price as herein stipulated, and the performance of each and all of the other covenants and undertakings of the vendees as herein required of them, at the time and in the manner herein stated, the vendors shall, and hereby covenant and agree that they will, at their own expense, make, execute and deliver to the vendees a good and sufficient deed of conveyance, sufficient in form to convey to and vest in the vendees fee simple title to the whole of the real property herein described, free and clear of liens and incumbrances except all liens and incumbrances assumed by the vendees pursuant hereto, and except water rent, municipal liens, assessments, taxes and all and/or incumbrances created or permitted to accrue or become a lien or charge against the said property by the vendees subsequent to the date hereof, and to such building restrictions as may exist.

It is further agreed that the vendees shall keep all building and fences on the said premises in a good state of repair at all times and that no major structural changes in the dwelling or building thereon shall be made without first obtaining the written consent of the vendors.

The covenants and obligations of both the parties hereto shall be binding upon their respective heirs, executors, administrators, successors and assigns, and all of the rights and interest created by this agreement in favor or for the benefit of either of the parties hereto shall accrue to the respective heirs, executors, administrators, successors and assigns of such parties.

In Witness Whereof the said parties have hereunto set their hands and seals in duplicate the day and year herein first written.

Witnesses:
Mrs. D. G. Hallins
Lois Penn

L. E. Gensman
Viola A. Gensman

Kenneth L. David
Beulah L. David

Filed for record June 7, 1945 at 9-00 a.m. by Grantor

Mabel J. Jasse
Skamania County Auditor.

#34151

Clarence H. Eagy et ux to Chester Thomas

The Grantors Clarence H. Eagy and Lottie M. Eagy, husband and wife, in consideration of the sum of One Dollar to them in hand paid do hereby convey and warrant unto Chester Thomas, a single man, grantee, the following described real property in Skamania County, State of Washington, to-wit:

Commencing at a point which is 20.2 feet west of the southwest corner of a strip of land 150 feet in width cut off the north side of said Lot 1 of Stevenson Park Addition; thence S. 42° 9' E. to intersection with the west side of Strawberry Road; thence S. 0° 36' E. 84.7 feet along the west side of Strawberry Road; thence W. 185 feet; thence North 150 feet to the south line of said 150 foot strip; thence east along the south line of said 150 feet strip to the place of beginning containing 77/100 acres, more or less.

Dated this 5 day of May, 1945.

Clarence H. Eagy (seal)
Lottie M. Eagy (seal)

55¢ USIR and 50¢ state stamps affixed and marked: "Cancelled 5-5-45 C.T."

STATE OF OREGON)
(ss
COUNTY OF LINN)

On this day personally appeared before me Clarence H. Eagy and Lottie M. Eagy, husband