

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Auditor's seal affixed)

Mabel J. Fosse

Auditor of Skamania County, Washington.

Filed for record March 25, 1944 at 9-00 o'clock a.m. by Grantee.

Mabel J. Fosse  
Skamania County Auditor.

#33208

N. O. Anderson et ux to Cecil M. Thompson et ux.

In consideration of the payments to be made as hereinafter provided N. O. Anderson and Christine Anderson, husband and wife, Vendors, covenant and agree to convey to Cecil M Thompson and Velma G. Thompson, husband and wife, Vendees, the following described real property in Skamania County, State of Washington, to-wit:

Lots 3, 4, and the easterly 60 feet of lot 5 of Normandy Tracts according to the official plat thereof on file and of record at page 82, plat book "A", records of Skamania County, Washington.

ALSO a plot of ground twenty-five feet square around and including a spring located 1100 feet in a northwesterly direction from the northwest corner of said lot 5.

ALSO pipe line extending from said parcel of land together with easement therefor as described in deed from Peder G. Birkland et ux to N. O. Anderson et ux, recorded at page 396, Volume "V" Deed records of Skamania County, Washington, subject to right of overflow granted the United States.

RESERVING HOWEVER the right to use water upon the westerly 40 feet of lot 5 and easterly 40 feet of lot 6 provided grantors and/or their successors in interest shall pay to the grantees or their successors in interest a reasonable monthly rental to help defray maintainance of pipe line.

The purchase price is the sum of \$4500.00 payable as follows: \$1500.00 cash on delivery of this agreement and the balance payable in monthly installments of \$50.00 or more on or before the 1st day of each month commencing April 1st, 1944, interest on unpaid balances at the rate of 5% per annum payable monthly. 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 buildings on said premises insured in a sum equal to the unpaid balance.

All buildings or improvements placed upon said property shall 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. Policy of title insurance is delivered with this contract; any subsequent examination or report shall be at the expense of the Vendees.

The Vendees may, at their option, after one-half of the purchase price has been paid demand and receive a deed to said premises upon execution and delivery to the vendors of a purchase price mortgage for the balance of the purchase price payable in the same manner and at the same time as herein provided.

In case of default in the payment of principal or interest, or any part thereof, or in the performance of any covenant herein, the Vendors 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 judgement