

STATE OF WASHINGTON )  
County of Skamania ) ss.

On this 10th day of April, 1944, before me personally appeared E. A. Monda, L. P. Montchalin and Harry W. Talbert to me known to be the County Commissioners of SKAMANIA COUNTY, State of Washington, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said SKAMANIA COUNTY, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said County.

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

(Notarial seal affixed)

Raymond C. Sly

NOTARY PUBLIC in and for the State  
of Washington  
Residing at Stevenson

Filed for record April 10, 1944 at 2-20 o'clock p.m. by Theodore C. Gram.

Mabel J. Fosse  
Skamania County Auditor.

#33261

Berniece Berge et vir to J. Henry Bauer et ux.

In consideration of the payments to be made as hereinafter provided Berniece Berge and Louis A. Berge, wife and husband, Vendors, covenant and agree to convey to convey to J. Henry Bauer and Elizabeth T. Bauer, husband and wife, Vendees, the following described real property in Skamania County, State of Washington, to-wit:

The West half ( $W\frac{1}{2}$ ) of Lot Two (2) of Section Thirty-one (31) in Township Three (3) North of Range Nine (9) East of Willamette Meridian, except a strip of land 15 feet in width along the north side of said Lot two (2) used for roadway.

The West Half ( $W\frac{1}{2}$ ) of Lot One (1) of Section Thirty-one (31), Township Three (3) North of Range Nine (9) East of Willamette Meridian, excepting one acre in the Northwest corner of said Lot One and also excepting 15 feet along South side of Lot One for roadway.

The purchase price is the sum of \$3800.00, payable as follows: \$300.00 cash on delivery of this agreement and the balance payable in annual installments of \$315.00 or more on or before the 1st day of April commencing April 1, 1945, without interest. The whole amount of the unpaid balance of any installment or part of 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 the sum of at least \$1400.00.

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 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 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 for