

DEED RECORD 30

SKAMANIA COUNTY, WASHINGTON

their costs and disbursements, including a reasonable sum as attorney's fee to be fixed by the court.

The Vendors agree that upon payment of the installment of principal due April 1, 1945, they will furnish the Vendees an abstract of title or title insurance at their option showing merchantable title to said premises in the Vendors. The Vendees have have thirty days for examination of said abstract of title or title insurance and thereafter the same shall remain in the possession of the Vendors until final payment of principal.

Upon payment of one-half of the principal, this agreement then being in force and not in default, the Vendors will upon demand execute and deliver unto the Vendees a Warranty deed to said premises and accept from the Vendees a purchase price mortgage for the balance of the purchase price payable in the same manner and at the same time as herein provided.

Time is of the essence of this agreement, but acceptance of any installment after the same shall become delinquent shall not be construed as a waiver of this covenant as to any subsequent default.

IN TESTIMONY WHEREOF the parties have executed these presents in duplicate this 30th day of March, 1944.

Louis A. Berge

Berniece Berge

Vendors

J. Henry Bauer

Elizabeth T. Bauer

Vendees

Filed for record April 12, 1944 at 2-30 o'clock p.m. by Berniece Berge.

Mabel J. Foster
Skamania County Auditor.

#33263

Olaf C. Larsen to Lewis A. Larsen.

QUIT CLAIM DEED

The Grantor Olaf C. Larsen, of Underwood, Washington. for the consideration of One Dollar and other considerations in hand paid, conveys and quit-claims to Lewis A. Larsen, grantee, all interest in the following described real estate situated in the county of Skamania, State of Washington, to-wit:

Beginning at a point 2640 feet north and 1156 feet east of the quarter section corner between sections 21 and 28 in Township 3, North, of Range 10, east of the Willamette Meridian; thence 1484 feet east; thence south 1650 feet; thence south 65 degrees West 1485 feet; thence south 24 degrees West 284 feet; thence south 33 degrees West 53.6 feet; thence north 2595 feet to the place of beginning, containing 62.15 acres, more or less, excepting therefrom the 20 acres heretofore by Ella Ramsey Van Wessenhove conveyed to one Wheelock Marsh; also excepting the right of way of the Spokane, Portland and Seattle Railway Company and also excepting the right of way of the Washington State Highway.

To have and to hold all and singular the said premises together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said grantee, Lewis A. Larsen and to his heirs and assigns, forever.

Dated this 12th day of July, 1943.

Olaf C. Larsen (SEAL)

State of Washington,)
ss.
County of Klickitat.)

I, H. C. Bradley, a notary public in and for the State of Washington, residing at White Salmon, do hereby certify that on this 12th day of July, 1943, personally appeared before me Olaf C. Larsen, to me known to be the individual described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and