

Frank A. Wachter (seal)
Agnes H. Wachter (seal)

(Gift--no stamps required)

STATE OF WASHINGTON)
) ss
COUNTY OF SKAMANIA)

On this day personally appeared before me Frank A. Wachter and Agnes H. Wachter, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of September, 1946.

(Notarial seal affixed)

Raymond C. Sly
Notary Public for Washington
Residing at Stevenson, therein.

Filed for record October 8, 1946 at 3-45 p.m. by Ruth Wachter

Mabel J. Case
Skamania County Auditor.

#35982 Carl Lund to Sheldon E. Baxter et ux

This Agreement, Made and entered into this 15th day of November, 1945 between Carl Lund, a divorced man, hereinafter called the "seller", and Sheldon E. Baxter and Lillian Baxter, husband and wife, hereinafter called the "purchaser,"

Witnesseth: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller the following described real estate situate in the County of Skamania, State of Washington, to-wit:

Commencing at a concrete monument set in the ground at a point 800 feet West and 177 feet South of the Quarter Corner on the East line of Section Twenty-six, Township Two North, Range Six, East of the Willamette Meridian, thence running South 48.45 feet, thence West 5.68 feet to the initial point, thence from said initial point North 37° 29' West 12 feet, thence South 62° 9' West 291.85 feet, thence South 68° 41' West 147.9 feet, thence South 56° 29' West 96.80 feet, thence South 1° 47' West 53.15 feet, thence South 5° 10' East 816.39 feet, thence North 69° 30' East 548.00 feet, thence North 3° 50' West 238.04 feet, thence North 1° 50' East 190.61 feet, thence North 23° 22' East 47.65 feet, thence North 68° 26' West 238.94 feet, thence North 16° 42' East 364 feet to the initial point. (The last three courses above given coincide with the Westerly line of tract heretofore conveyed to Leonard Forsythe and Nona Forsythe, his wife, by deed recorded in Book Z of Deeds, page 343, records of Skamania County, Washington.)

with the appurtenances, on the following terms and conditions: The purchase price for said described premises is the sum of Four thousand seven hundred & no/100 Dollars (\$4700.00) of which the sum of One Thousand and no/100 Dollars (\$1000.00) has this day been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price in the sum of Three thousand seven hundred & no/100 Dollars (\$3700.00) shall be paid as follows: Five Hundred Dollars (\$500.00) and interest each year, the first payment to be made on the 15th day of November, 1946 and a like payment on the 15th day of November of each and every year. This contract to draw interest at the rate of 6% per annum.

The Purchaser agrees:

1. To pay before delinquency all taxes and assessments that may as between seller and purchaser hereafter become a lien on said premises;
2. Until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire and for the seller's benefit as seller's interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller;
3. To assume all hazards of damage to or destruction of any improvements upon the premises, and that no such damage shall constitute a failure of consideration on the part of the seller;