

County, State of Washington, to-wit:

Lot Four (4) of Block Four (4) of Bonnevista Addition to North Bonnevillle, according to the official plat thereof on file and of record in the office of the auditor of Skamania County, Washington.

And the following described personal property in Skamania County, State of Washington, to-wit:

Front Room: 7 gold cutains, 3 new rugs, 1 big library table, 2 rocking chairs, and 2 stands.

Kitchen: 1 range, 1 table, 6 chairs

Bed Room: 1 double bed, spring, and mattress, curtains, 1 dresser, 1 stand, 1 rug.

Bed room: 1 small bed, springs, and mattress, 2 small chairs, chest of drawers, 1 rug, curtains, 2 looking glasses.

EXCEPTING and RESERVING 1 Daveno and 1 Circulating heater, and miscellaneous personal property under house.

Also covering the following:

Small cabin situate on Lot 3, of said Block 4, Bonnevista Addition provided the Vendee shall remove the same from said Lot 3 to said Lot 4 on or before January 1, 1947.

The purchase price is the sum of \$2700.00, payable as follows: \$1000.00 cash on delivery of this agreement and the balance payable in monthly installments of \$25.00 or more on or before the 20th day of each month commencing November 20, 1946; interest on unpaid balances at the rate of 6% per annum payable annually. The whole amount of unpaid balance and interest or any installment thereof may be paid in advance of the due date.

The Vendee agrees to pay said purchase price and all taxes and other assessments against the property hereinafter falling due and to keep the dwelling house 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 Vendee or his 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 Vendor will upon final payment, make and deliver to the Vendee a good and sufficient warranty deed conveying said premises to the Vendee, his heirs or assigns, in fee simple.

In case of default in the payment of principal or interest, or any part thereof, or in the performance of any covenant herein, the Vendor may terminate this agreement without notice and immediately take possession of said premises and evict the Vendee, or any person holding under him therefrom, and all moneys paid hereunder shall be forfeited as liquidated damages. Should the Vendor 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 Vendee, or person holding under him, then in that event she shall be entitled to recover a judgment for her costs and disbursement, including a reasonable sum as attorney's fee to be fixed by the court.

Possession of the above described premises will be given to the Vendee on or before November 10, 1946, and the Vendor shall not be liable for rent for said premises during the time occupied by her prior to said date.

The Vendee promises and agrees that he will remove the cabin from Lot 3 on or before January 1, 1947 and in event of his failure so to do the said cabin shall not be included in the property to be conveyed by the Vendor but the terms of this agreement as to amount of consideration, time of payment, and in all other respect shall not thereby be amended.