

The said remainder shall be payable in monthly installments of Thirty-five (\$35.00) Dollars per month, which said payment shall include the full amount of interest due at the time of payment of each installment. The first payment is to be made on or before the 15th day of November, 1946, and a like payment to be made on or before the 15th day of each and every month thereafter until the whole sum of both principal and interest has been paid. The second party shall have the privilege of prepaying the whole or any part of the remaining balance at any time, provided such prepayments are made in units of One hundred (\$100.00) Dollars. All monthly installment payments shall be made to first Party in care of the United States National Bank of Portland, Oregon, for the account of Dr. E. L. Boylen, unless otherwise advised in writing by First Party.

And Second Party, in consideration of the premises, hereby agree that they will pay 11/13th of the taxes which may become due and payable for the current fiscal year, and all taxes hereafter levied against said property, and likewise will pay all public and municipal liens and assessments which may be hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof become past due, and that all buildings now erected on said premises, or which may hereafter be erected on said premises, will be kept insured in favor of the First Party against loss or damage by fire to the full insurable value thereof in a company or companies satisfactory to First Party, and will have all policies of insurance on said property made payable to First Party as their interest may appear, and will deliver all policies of insurance on said premises to First Party as soon as insured.

All improvements placed on said premises shall remain and shall not be removed before final payment be made for said above described premises.

In case the Second party, their legal representatives or assigns, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the First Party shall give unto the Second Party, their heirs or assigns, upon request at Port Orchard, Washington, or such other place as may be designated by Second Party, and upon the surrender of this agreement, a Title Insurance Policy showing marketable title continued as to the date of surrender of this agreement as aforesaid, said policy of insurance, however, to be subject to the usual printed exceptions, and also the following:

1. The right, title and interest of Pluma H. McKay and her successors in interest to a tract of land containing two (2) acres and twenty-five (25) square links conveyed to The Sisters of Charity of Providence St. Vincent's Hospital, an Oregon Corporation, by deed dated October 25, 1886, executed by William E. Thomas and Henrietta Thomas, his wife, and recorded August 8, 1925, at page 365, book "U" of Deeds, records of Skamania County, and as more particularly described in that certain deed recorded December 2, 1926, at page 131, Book "V" of Deeds, records of Skamania County.

2. That portion of State Highway No. 8 lying within the bounds of the property above described.

3. Any and all liens and incumbrances created by Second Party or their heirs or assigns.

and a good and sufficient deed of conveyance, conveying said premises in fee simple, free and clear of incumbrances, excepting, however, the above mentioned taxes and assessments, and:

1. The right, title and interest of Pluma H. McKay and her successors in interest to