

PIONEER, INC., TACOMA—176359

WITNESSETH, That in consideration of the stipulations herein contained, and the payments to be made as hereinafter specified, the seller agrees to sell unto the buyer, and the buyer agrees to purchase from the seller the following described real property situated in the County of Skamania, State of Washington, and more particularly known and described as follows, to-wit:

SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and N $\frac{1}{2}$ of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, of Section 21,
T. 3 N. of Range 10 East of Willamette Meridian.

SUBJECT: To rights of way for County Roads; and to an easement granted the Northwestern Electric Co. for erection of transmission lines along a portion of the North boundary line thereof; and to an easement granted to Harry J. Card to maintain a water pipe line along the North line of said tract.

Nothing shall be removed from said real property which may impair the value of the seller's security.

Buyers may cut timber for their own use, but shall not remove any timber or piling from said premises which may impair the security of the seller.

for the sum of Three Thousand Fifty and no/100 Dollars on which the buyer has paid the sum of Five Hundred and no/100 dollars, the receipt whereof is hereby acknowledged.

And the buyer, in consideration of the premises, hereby agrees to pay to the seller, at Portland, Oregon, the remaining principal, with interest at the rate of six per cent. per annum, at the times and in the manner following:

The sum of \$25.00 per month, including interest on deferred balances at the rate of six per cent per annum, the first of said monthly payments to be made on the 7th day of June, 1946, and a like sum on the 7th day of each and every month thereafter until said balance, including interest, is paid in full.

And the buyer, in consideration of the premises, hereby agrees to regularly and seasonably pay all taxes and assessments which may be hereafter lawfully imposed on said premises, and keep buildings insured against loss by fire in a reliable insurance company in the sum of \$200.00 payable to the seller as his interest may appear. Only if insurance is obtainable.

All improvements placed thereon shall remain, and shall not be removed before the final payment is made as above agreed.

In case the buyer, his legal representatives or assigns, shall pay the several sums of money aforesaid punctually and at the several times above specified, and shall strictly and literally perform all and singular, the agreements and stipulations aforesaid, according to the true intent and tenor hereof, then the seller will make unto the buyer, his heirs or assigns, upon request, a deed conveying said premises in fee simple, with the usual covenants of warranty, excepting, however, from the operation and subject matter of said covenants the before mentioned taxes and assessments, and all liens and incumbrances, created or imposed by the buyer or his assigns.

But in case the buyer shall make default in any way of the covenants herein contained or shall fail to make the payments aforesaid, or any of them punctually and upon the strict terms, and at the time above specified, without any failure or default, the times of payment being declared to be the essence of this agreement, then the seller shall have the right to declare this agreement null and void, and in such case, all the rights and interests hereby created or then existing in favor of the buyer, or derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert to and revest in the seller, without any declaration of forfeiture, or act of re-entry, or without any other act by the seller to be performed, and without any right of the buyer of reclamation or compensation for money paid or improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

The seller hereby agrees to furnish to the buyer, or his assigns, a policy of title insurance or a complete abstract of title to the within described premises, certified by a responsible abstract company.