

DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

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YAKIMA BINDERY & PTG. CO. 18873

The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township One (1), North, Range Five (5) East of the Willamette Meridian.

for the sum of Ten Thousand Dollars on which the buyer has paid the sum of Two Thousand Five Hundred dollars; the receipt whereof is hereby acknowledged.

And the buyer, in consideration of the premises, hereby agrees to pay to the seller, at Washougal, Wash. 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 Two Thousand Five Hundred dollars on or before the 1st day of June 1948 and the further sum of One Thousand Dollars on or before two years from the date of this contract and to assume the Federal Land Bank of Spokane mortgage in the sum of \$4000.00

All payments on this contract to be made to Bank of Washougal, Wash. and to apply on the mortgage on above premises held by Veri I. Place of 248 S. Camden Drive, Beverly Hills, Calif. in the amount of \$5000.00 bearing 4% interest due July 16th 1948. \$1500.00 of the initial payment this day made is to apply on the said mortgage to Veri I. Place leaving the balance due thereon as of this date of \$3500.00

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 \$4000.00 payable to the seller as his interest may appear.

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 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.

AND IT IS FURTHER AGREED, That no assignment of this agreement, or of the premises above described, shall be valid unless the same shall be endorsed hereon or permanently attached hereto and countersigned by the seller, and no agreement or condition or relations between the buyer and his assignee, or any other person, acquiring title or interest from or through him shall preclude the seller from the right to convey the premises to the buyer or his assigns, on the payment of the unpaid portion of the purchase money which may be due to the seller.

Abstract or title insurance and fire insurance policies to remain in possession of the