

SKAMANIA COUNTY, WASHINGTON

YAKIMA BINDERY CO. 192312

last known to the seller.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

IN WITNESS WHEREOF the parties have signed and sealed this contract the day and year first above written.

Luther D. Morgan (Seal)

Velma Cleo Morgan (Seal)

Joseph L. Lee (Seal)

Helen E. Lee (Seal)

STATE OF WASHINGTON,) ss.  
County of Skamania )

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 20th day of September, 1950, personally appeared before me Luther D. Morgan and Velma Cleo Morgan 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 the day and year last above written.

(Notarial seal affixed)

Robert J. Salvesen  
Notary Public in and for the state of Washington,  
residing at Stevenson, therein.

Filed for record October 30, 1950 at 11-45 a.m. by Helen E. Lee.

John C. Wachter  
Skamania County Auditor

#41713 Eva V. Spoelstra to Herman S. Doetsch.

#### WARRANT DEED

The grantor Eva V. Spoelstra, who acquired title to the property described herein as Eva V. Nelson, dealing with her separate property. of the city of La Fayette, county of Yamhill State of Oregon, for and in consideration of Ten Dollars and other valuable considerations in hand paid, convey and warrant to Herman S. Doetsch, a single man, the following described real estate, situate in the county of Skamania state of Washington:

All that portion of the north half of the northeast quarter, the northeast quarter of the northwest quarter and Lots 1, 2, 3, and 4, of Section 35, Township 2 North, Range 6 E. W. M. lying on the southerly side of the S. P. & S. Railway Company's right-of-way EXCEPTING a tract of land conveyed to John Dryman by deed recorded at page 12 of Book C of Deeds, Records of Skamania County, Washington; and EXCEPTING a tract of land conveyed to William Butler by deed recorded at page 123 of Book N of Deeds; and SUBJECT to easements conveyed to the Northwestern Electric Company.

ALSO all of Lot 3, Section 36, Township 2 North, Range 6 E. W. M. excepting that part thereof lying on the easterly side of the artificial mouth of Woodward Creek or the mouth of Little Creek.

ALSO all of the shore lands of the second class fronting and abutting upon the uplands above described.

subject to the acts and omissions of the grantee under a contract of sale and purchase dated October 20, 1945, pursuant to which this conveyance is made.