

loss, destruction or damage to any of the improvements thereon.

And the buyer agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company, in the sum of \$Value, with loss payable to seller and buyer, as their interest appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

The seller will furnish a policy of title insurance to these premises at any time upon demand of the buyers, provided they shall advance the money for the same in addition to the payments above required, but which advancement shall be deducted from the final payment due hereunder, and the seller shall not be called upon to have same brought down to the date of the last payment, said title insurance policy to show marketable title, free from incumbrances.

Title insurance is being furnished buyers at this time, and seller agrees to escrow warranty deed with instructions for proper delivery at completion of contract, revenue stamps to be furnished by seller.

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this 1st day of March, 1947.

Witnesses:

J. T. Alexander

Ada F. Alexander

Seller.

L. R. Demmon

Loretto Demmon

Buyer.

STATE OF WASHINGTON, County of Clark) ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 1st day of March 1947, personally appeared before me J. T. ALEXANDER and ADA F. ALEXANDER; and L. R. DEMMON and LORETTO DEMMON, to me known to be the individuals described as seller and who executed the within and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial seal affixed)

Louis C. Cook
Notary Public in and for the State of Washington,
residing at Vancouver.

Filed for record April 30, 1951 at 8-30 a.m. by Vancouver Federal Savings & Loan Assoc.

John C. Wachter
Skamania County Auditor