

SKAMANIA COUNTY, WASHINGTON

YAKIMA BINDERY & PTC. CO. 192512

627

J. C Price (SEAL)
Hazel O. Price (SEAL)
Frank Wm Birkenfeld (SEAL)
Spencer L. Garwood (SEAL)

STATE OF WASHINGTON
County of Skamania ss.

On this day personally appeared before J. C. Price and Hazel O. Price, husband and wife, 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 this 29th day of August, 1951.

(Notarial Seal affixed)

Oliver Clever
Notary Public in and for the State of Washington.
Residing at N. Bonneville

NO. 143 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID SEP- 4 1951 AMOUNT \$6.00 COUNTY TREASURER BY Mabel J Jeter

Filed for record September 4, 1951 at 2-30 p. m. by R. J. Salvesen.

John C. Wichter
Skamania County Auditor

#42935

C. A. Walker, et ux to Melvin A. Douglass, et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 5th day of September, 1951, between C. A. Walker and Agda L. Walker, husband and wife, hereinafter called the seller, and Melvin A. Douglass and Ruth E. Douglass, husband and wife, of Carson, Washington, hereinafter called the purchaser.

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in Skamania County, Washington:

Beginning at a point twenty-four rods south of the northeast corner of the northwest quarter of the northwest quarter of Section 28, Township 3 North, Range 8 E. W. M.; running thence west thirteen and one-half rods; thence south sixteen rods; thence east thirteen and one-half rods; thence north sixteen rods to the point of beginning, containing one and 26/100 acres.

On the following terms and conditions: The purchase price is Four Thousand Two Hundred and No/100 (\$4,200.00) Dollars, of which One Thousand and No/100 (\$1,000.00) Dollars has been paid, the receipt whereof is hereby acknowledged; the purchaser agrees to pay the further sum of One Thousand and No/100 (\$1,000.00) Dollars on or before sixty days from the date hereof, and if not so paid the said sum thereafter shall bear interest until paid at the highest legal rate; and the purchaser agrees to pay the remaining balance of the purchase price in the sum of Two Thousand Two Hundred and No/100 (\$2,200.00) Dollars in quarterly installments of not less than Two Hundred and No/100 Dollars commencing on the 5th day of December, 1951, and on the 5th days of each and every March, June, September and December thereafter until the full amount of the purchase price together with interest shall have been paid; provided, that the full amount of the principal together with interest shall in any event become due and payable on September 5, 1954. The said quarterly installments include interest at the rate of five per cent per annum computed on the quarterly balances of unpaid principal. The said quarterly installments shall be applied first to interest and then to principal. The purchaser reserves the right at any time while he is not in default hereunder to pay the unpaid balance of principal together with interest then due. The deferred payments hereunder shall be payable at the National Bank of Ypsilanti, Ypsilanti, Michigan.

The purchaser agrees: (1) to pay all taxes and assessments which may hereafter become