

DEED RECORD No. 33

SKAMANIA COUNTY, WASHINGTON

promise, agreement or representation respecting the condition of any building or improvement thereof, or relating to the alteration or repair thereof, or the placing of additional improvements thereof, shall be binding unless the promise, agreement or representation be in writing and made a part of this contract; (3) that the purchaser shall have possession of the real estate September 17, 1951, and be entitled to retain possession so long as purchaser is not in default in carrying out the terms hereof; and (4) that, upon default, forfeiture may be declared by notice sent by registered mail to the address of the purchaser, or his assigns, 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.

Thelma R. Steinmetz. (Seal)

Vera Jones. (Seal)

Charles Jones (Seal)

Lawrence P. Steinmetz (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 4th day of September, 1951, personally appeared before me Charles Jones and Vera Jones 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.

NO. 144 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID SEP-5 1951 AMOUNT \$25.00 COUNTY TREASURER BY Mabel J Jeter

Filed for record September 6, 1951 at 10-30 a. m. by R. J. Salvesen.

John C. Nachter
 Skamania County Auditor

#42943

Clara M. Krogstad to J. D. Miller, Administrator the Estate Olga Gerda Krogstad

WARRANTY DEED

WHEREAS, on October 14, 1949, OLGA G. KROGSTAD, now deceased, executed a real estate contract with the undersigned, CLARA M. KROGSTAD, for the purchase and sale of the below described real property, and WHEREAS the order of Court was entered on the 13th day of August, 1951, in the matter of the estate of OLGA GERDA KROGSTAD, deceased, Skamania County, Washington, Probate Cause docket No. 2005, authorizing Jefferson D. Miller, administrator of said estate to pay the balance on said contract;

NOW THEREFORE, IN CONSIDERATION of the sum of Twelve hundred dollars (\$1200.00), the