

from their obligations assumed hereunder.

PERFORMANCE AND DEFAULT: Time and exact performance shall be of the essence of this contract. Upon the complete performance of this agreement Sellers covenant to deliver to Purchasers a good and sufficient warranty deed conveying the premises free of all liens and encumbrances, except any such liens or incumbrances created by Purchasers. The Sellers will also furnish a policy of title insurance to the premises herein described upon payment in full of the purchase price hereunder; said title insurance to show marketable title free of incumbrances as of the date of this contract.

In event of default by Purchasers in the payment of the several sums due hereunder, or upon the failure of the Purchasers to perform the covenants and conditions of this contract, Sellers may, at their option, declare the Purchasers' interest hereunder forfeited, and may repossess the premises, and may retain any sums heretofore paid as liquidated damages for the use and occupation of the premises.

In event legal action is necessary to enforce Sellers' rights under this contract, Purchasers agree to pay a reasonable additional amount as attorney's fees.

EXECUTED in duplicate the day and year first herein written.

James C. Davis
James C. Davis

Albert Rasch
Albert Rasch

Veloise E. Davis
Veloise E. Davis

S. Madeline Rasch
S. Madeline Rasch

Purchasers

Sellers

STATE OF WASHINGTON)
ss
COUNTY OF CLARK)

On this day personally appeared before me Albert Rasch, S. Madeline Rasch, James C. Davis and Veloise E. Davis, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed 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 15th day of September, 1951.

(Notarial Seal affixed)

Fred B. Wright
Notary Public in and for the State of Washington;
Residing at Camas, therein.

NO. 187 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID OCT 16 1951 AMOUNT 70.00 COUNTY TREASURER BY Julia Lee, Dep

Filed for record October 16, 1951 at 11-15 a. m. by The Wright Co.

John C. Nachter
Skamania County Auditor

#43103

Aubry L. Walker, et ux to Norris W. Esch, et ux

WARRANTY DEED

The grantors Aubry L. Walker and Carol E. Walker, husband and wife, of the city of Athol, county of KOOTENAI State of Idaho, for and in consideration of Ten Dollars and other valuable considerations in hand paid, convey and warrant to Norris W. Esch and Elma Esch, husband and wife, Skamania, Washington, the following described real estate, situated in the county of Skamania state of Washington:

Lots 9 and 10 of Duncan Creek Addition according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, said property being located in Section 34, Township

2 North, Range 6 East of the Willamette Meridian.

Dated this 29th day of September, 1951.

Aubry L Walker

Carol E Walker

STATE OF IDAHO)
) ss.
County of Kootenai)

I, the undersigned, a notary public in and for the state of Idaho, hereby certify that on this 29 day of September, 1951, personally appeared before me Aubry L. Walker and Carol E. Walker 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)

J. S. Wallace
Notary Public in and for the State of Idaho,
residing at Athol, Idaho.

\$1.65 USIR Stamps and \$1.50 State Stamps affixed, cancelled "SCATCo RJS 10-16-51"

NO. 179 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID OCT 8 - 1951 AMOUNT 1500 COUNTY TREASURER BY Julia Lee, Dep

Filed for record October 16, 1951 at 1-30 p.m. by R. J. Salvesen.

John C. Nachter
Skamania County Auditor

#43104

H. A. Venden, et ux to Earl R. Essy, et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 24th day of September, 1951 between Henry Venden and Dicy Venden, husband and wife hereinafter called the "seller" and Earl R. Essy and Emma N. Essy, husband and wife, Rt. 2, Washougal, Wash. 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:

Lots numbered five (5), Six (6), and seven (7) in Block "A" of the Town of Prindle, as shown by the official plat of said town now on file and of record in the office of the County Auditor of Skamania County, Washington.

Free of incumbrances:

On the following terms and conditions: The purchase price is Fifteen Hundred and no/100 (\$1500.00) dollars, of which Three Hundred and no/100 (\$300.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

Thirty dollars or more on or before October 15, 1951. Thirty dollars or more on or before the fifteenth day of each and every month thereafter until the full purchase price has been paid plus interest at the rate of six per cent per annum. Interest at the rate of six per cent per annum is to be computed monthly on the unpaid balance, deducted first from each payment and the balance of each payment applied on principle. Purchaser reserves the right to pay off balance of contract plus interest at any time he is not in default under this contract.

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation thereby evidenced,