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THIS AGREEMENT, Made the 15th day of September, 19 52, between
Roy A. Lehman and Agnes M. Lehman, husband and wife,
 hereinafter called
 the first party, and
Tracy E. Card and Emily C. Card, husband and wife,
 of the County of Skamania and State of Washington hereinafter called the second party,
 WITNESSETH, That in consideration of the stipulations herein contained, and the payments to be made
 as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the
 following described real estate, situate in the County of Skamania, State of
Washington to-wit:

Commencing at the southeast corner of the Homestead heretofore set apart by order of Court
 for the use of Mrs. Catherine Haffey and her minor child, and running thence east along the
 south line of the real estate belonging to the estate of William Haffey, deceased, 80 rods and
 16 links to the southeast corner of said real estate belonging to said estate; thence North
 along the east line of said real estate belonging to said estate 39 rods and 9 links; thence
 west $20^{\circ} 30'$ 80 rods and 16 links to the east line of said Homestead; thence south along the
 east line of said Homestead 39 rods and 9 links to place of beginning, containing 20 acres,
 in Section 4 Township One (1) North, Range five east of W. M.

Also commencing at a point on the Northeast corner of a portion of land owned by Bernard A.
 Haffey (said post being on the east line of the real estate of the estate of William
 Haffey, deceased, 39 rods and 9 links North of the Southeast corner of said estate), thence
 North along the east line of the estate of William Haffey deceased, 15 rods and 17 links;
 thence west parallel with the North line of the real estate owned by Bernard A. Haffey
 80 rods and 16 links; thence South 15 rods and 17 links to the Northwest corner of that
 portion of real estate owned by Bernard A. Haffey; thence East along the North line of that
 portion of real estate owned by Bernard A. Haffey 80 rods and 16 links to the place of
 beginning. Containing 8 acres in Section 4 T 1 North of Range Five (5) East of the W. M.
 SUBJECT TO THE ROAD RIGHT OF WAY FOR A ROAD over and across the southerly portion of the
 above described premises.

Together with the electric pump and spring right as now connected with the house of said
 premises and the perpetual right thereto and a right to maintain same.

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for the sum of Seventy-five (\$7500.00) Dollars
on account of which Fifteen Hundred (\$1500.00) Dollars
is paid on the execution hereof (the receipt of which is hereby acknowledged), and the remainder to be paid at
Camas, Washington with interest at the rate of five per cent per
annum at the dates and in the amounts as follows:

Not less than \$600 per year including the full amount of interest due at time of payment. First of said payments due and payable on or before September 15th, 1953 and a like payment on or before the 15th day of September each succeeding year until the full unpaid balance, together with all interest due, has been paid.

On or before prepayment privileges hereby granted.



And the second party, in consideration of the premises, hereby agrees that they will pay pro rata

of the taxes which become due and payable for the current tax year, and all taxes hereafter levied against said property, and public and municipal liens if any which may be hereafter lawfully imposed upon said premises, all promptly and before the same or any part thereof becomes past due, and that all buildings now erected on said premises will be kept insured in favor of the first party against loss or damage by fire in an amount not less than \$4200.00 Dollars in a company or companies satisfactory to first party, and will have all policies of insurance on said property made payable to the first party as their interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

In case the second party their legal representatives or assigns, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the first party shall give unto the second party, their heirs or

assigns, upon request at Camas, Washington and upon the surrender of this agreement, an Abstract showing, or a Purchaser's Title Insurance Policy insuring, marketable title as of this or subsequent date, and a good and sufficient deed of conveyance, conveying said premises in fee simple, free and clear of incumbrances, excepting, however, the above mentioned taxes and assessments

and all liens and incumbrances created by the second party, or their assigns.

But in case the second party shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms, and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the first party shall have the right to declare this agreement null and void or foreclose by strict foreclosure in equity, and in either of such cases, all the right and interest hereby created or then existing in favor of the second party derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert and revert in the first party without any declaration of forfeiture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or compensation for money paid or for improvements made as absolutely, fully and perfectly as if this agreement had never been made.

And in case suit or action is instituted to foreclose this contract or to enforce any of the provisions thereof, second party agrees to pay such sum as the court may adjudge reasonable for attorney's fees in said suit or action.

The second party further agrees that their failure by the first party at any time to require performance by the second party of any provision hereof shall in no way affect their right hereunder to enforce the same, nor shall any waiver by said first party of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

IN WITNESS WHEREOF, The said parties have hereunto set their hands in duplicate the day and year first above written.

In presence of

Paul B. Lusk

Roy Lehman (SEAL)
Agnes M. Lehman (SEAL)
Tracy E. Card (SEAL)
Emily C. Card (SEAL)