

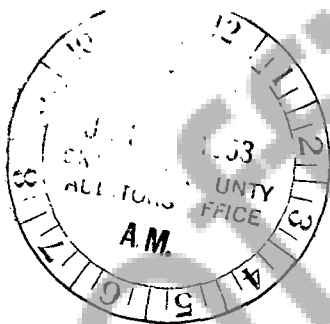
(Revised 1952)

45621

THIS CONTRACT, Made the 16th. day of June, 1953, between
 Edwin Granadas
 of the County of Multnomah and State of Oregon, hereinafter called
 the first party, and Stephen S. Konz and Adrienne M. Konz, husband and wife,
 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: The South one half of Southeast quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$), the
 South half of the Northeast quarter of Southeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$), and the South
 half of the Northwest quarter of the Northeast quarter of the Southeast quarter
 (S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$), all in Section 10, Township 4 North, Range 7 East of Willamette
 Meridian containing 105 acres more or less; also that portion of the northeast quarter
 (NE $\frac{1}{4}$) and that portion of the Southeast quarter (SE $\frac{1}{4}$) lying north of the Wind River
 Highway as of June 16, 1953, in Section 15, Township 4 North, Range 7 East of Willamette
 Meridian.

for the sum of Sixty-five Hundred----- Dollars (\$ 6500.00)
 on account of which Two Thousand----- Dollars (\$ 2000.00)
 is paid on the execution hereof (the receipt of which is hereby acknowledged by the first party), and the re-
 mainder to be paid to the order of the first party with interest at the rate of six per cent per annum on the
 dates and in the amounts as follows: The balance of \$4500.00 is to be paid in semi-annual
 installments of \$450.00 each, the first installment including the accrued interest
 is to be paid December 15, 1953, and alike installment of \$450.00, or any multiple
 thereof, to be paid every six months thereafter until the full amount of the within
 contract is paid.



NO. 863
 SKAMANIA COUNTY
 TRANSACTION EXCISE TAX
 PAID JUN 23 1953
 AMOUNT \$6500
 COUNTY TREASURER

BY Mabel J. Jeter
Mae Hadley, Dep.

Taxes for the current tax year shall be prorated between the parties hereto as of the date of this contract. The second party, in
 consideration of the premises, hereby agrees to pay all taxes hereinafter levied and all public and municipal liens and assessments 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 (with ex-
 tended coverage) in an amount not less than _____ Dollars in a company or com-
 panies satisfactory to first party, and will have all policies of insurance on said property made payable to the first party as first party's
 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 or those claiming under him, 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 deliver unto the order of the second party, upon the surrender of this agreement,
 either an Abstract showing marketable title or a Title Insurance Policy insuring title continued as to this or subsequent date and a
 good and sufficient deed of conveyance, conveying said premises in fee simple, free and clear of encumbrances, excepting, however, the
 above mentioned taxes and assessments

and all liens and encumbrances created by the second party, or second party's 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 per-
 formance being declared to be of the essence of this agreement, then the first party shall have the following rights: (1) to declare this
 contract null and void, (2) to declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and
 payable and/or (3) to foreclose this contract by suit in equity, and in any 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 re-vest 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 abso-
 lutely, 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 plaintiff's attorney's fees in said suit or action.

The second party further agrees that failure by the first party at any time to require performance by the second party of any
 provision hereof shall in no way affect first party's 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.

Stephen S. Konz (SEAL)
Adrienne M. Konz (SEAL)
Edwin Granadas (SEAL)
 _____ (SEAL)

