

REAL ESTATE CONTRACT

THIS AGREEMENT; Made and entered into this 23d day of April 1954 by and between Barga Fletch, a widow of Carson Washington, party of the first part, and Victor W. Keizur and Ruby A. Keizur, husband and wife. of Carson Washington parties of the second part, WITNESSETH: That in consideration of the agreements hereinafter mentioned, and the sums of money to be paid by parties of the second part, to party of the first part, the party of the first part agrees to sell to parties of the second part, and the parties of the second part agree to purchase from party of the first part, the following described real property to-wit.

Beginning at a point 34 rods North of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 20 Twp. 3 N. R. 8 E. W. M. Thence West 10 rods, thence North 8 rods, thence East 10 rods, thence South 8 rods to the point of beginning; containing .5 acre.

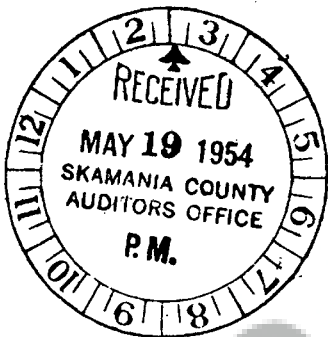
For the sum of Four Thousand Dollars ~~XXXXXX~~ (\$ 4,000.00) payable to the party of the first part as follows; Two hundred and fifty \$ 250.00 on the date of this agreement and a further payment of Two Hundred and fifty dollars on or before 90 days from the date hereof as evidenced by a Promisary Note, executed by parties of the second part to Party of the first part, payable on or before 90 days from the date hereof. and a further sum of Fifty Dollars payable on the 24th day of each and every month, commencing on the 24th day of May 1954 and continuing each ^{month} month until the full purchase price of \$ 4,000.00 shall have been paid together with interest at the rate of five per cent per annum on unpaid balance as follows. Interest shall be computed at the rate of 5% on the then unpaid balance on the 24th day of September and the 24th day of April of each year during the life of this agreement and shall then be paid in cash and if such interest is not then paid it shall then be added to the unpaid principal and bear interest at a like rate. The Parties of the second part shall have the right to make larger payments at any time, or to pay all of the unpaid balance at any time, and receive a deed to the property as hereinafter provided. All payments herein provided to be made shall be made to THE BANK OF STEVENSON, Stevenson, Wash. Who will receipt therefor as agent for party of the first part.

Parties of the second part shall keep the dwelling house on said premises Insured against loss by fire in the sum not less than \$ 3,000.00 ⁱⁿ in a Company approved by party of the first part.

In case parties of the second part shall make the payments aforesaid in the amounts provided and at the times mentioned in this agreement; The time of payment being of the essence of this agreement, then the party of the first part shall execute a good and sufficient WARRANTY DEED, conveying the said above described property to parties

of the second part forever. But in case parties of the second part shall fail to make the payments aforesaid and at the times specified in this agreement, then the party of the first shall have the right at her option to declare this contract terminated, and null and void, the same as if it had never been made; and parties of the second part shall at once vacate and relinquish the property to party of the first part or her legal representatives. And any payments made by parties of the second part shall be forfeited to party of the first as damages for default of this contract.

In witness whereof the parties have hereunto set their hands this 23d day of April 1954.



Burga Fletch

Party of the First part.

Walter M. Keizer

Ruby A. Keizer

Parties of the Second Part

State of Washington
County of Skamania

I Jos?Gregorius a Notary Public in and for said County and State do hereby certify that on this 23d day of April 1954 personally appeared before me Burga Fletch, a widow, to me known to be the person who executed the within instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and Notarial Seal this 23d day of April 1954.

Jos. Gregorius
Notary Public in and for the State of Washington
residing at Carson.

NO. 1150
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID MAY 1 1954
AMOUNT \$40
COUNTY TREASURER
BY M. J. Peter

