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THIS AGREEMENT, made this 8th day of March, 1954  
 between DINGEMAN BAJEMA and CAROLYN MACKEY BAJEMA, husband and wife  
 and GEORGE D. DE GROOTE, a single man  
 hereinafter called the seller,  
 hereinafter called the buyer.  
 of 525 S.W. Pine St. Portland, Oregon

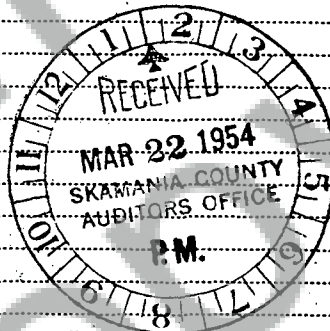
WITNESSETH, That in consideration of the stipulations herein contained, and the payments to be made as hereinafter specified, the seller agrees to sell unto the buyer, and the buyer agrees to purchase from the seller the following described real property situated in the County of Skamania, State of Washington, and more particularly known and described as follows, to-wit: That portion of the following described tract of land lying south of State Secondary Highway No. 418-B. Beginning at a point on the West line of the Cape Horn County Road 6.22 chains North 8°55' East from the Southwest corner of the Charles Froeschle land in Section 3, Township 1 North, Range 5 East of the Willamette Meridian; thence North 79°8' West 1.47 chains; thence North 69°27' West 1.71 chains; thence North 61°52' West 2.61 chains; thence North 83°14' West 1.21 chains; thence South 82°52' West 3 chains; thence South 84° West 2.07 chains to a point on the North side of State Road, being the southwest corner of the tract; thence North 10 chains to the Northwest corner of the tract; thence East 7.82 chains to Cape Horn County Road to the Northeast corner of tract; thence along the West line of said road in a Southeasterly direction to the point of beginning; located in the County of Skamania and State of Washington.

SELLER Also agrees to give all water rights except those below.

for the sum of Two thousand five hundred and no/100 Dollars  
 on which the buyer has paid the sum of FIVE HUNDRED AND NO/100

dollars, the receipt whereof is hereby acknowledged.

And the buyer, in consideration of the premises, hereby agrees to pay to the seller, at Head Office, U.S. National Bank, Portland, Oregon the remaining principal, with interest at the rate of Six (6) per cent. per annum, at the times and in the manner following: Beginning the 15th day of April, 1954 and on the same day of each and every month thereafter, the sum of \$25.00 or more, including interest on unpaid balance. ALSO, to pay any unpaid balances due and to pay contract up in full not later than August 19, 1956.



And the buyer, in consideration of the premises, hereby agrees to regularly and seasonably pay all taxes and assessments which may be hereafter lawfully imposed on said premises, and keep buildings insured against loss by fire in a reliable insurance company in the sum of \$ 2000. payable to the seller as his interest may appear.

All improvements placed thereon shall remain, and shall not be removed before the final payment is made as above agreed.

In case the buyer, his legal representatives or assigns, shall pay the several sums of money aforesaid punctually and at the several times above specified, and shall strictly and literally perform all and singular, the agreements and stipulations aforesaid, according to the true intent and tenor hereof, then the seller will make unto the buyer, his heirs or assigns, upon request, a deed conveying said premises in fee simple, with the usual covenants of warranty, excepting, however, from the operation and subject matter of said covenants the before mentioned taxes and assessments, and all liens and incumbrances, created or imposed by the buyer or his assigns.

But in case the buyer shall make default in any way of the covenants herein contained or shall fail to make the payments aforesaid, or any of them punctually and upon the strict terms, and at the time above specified, without any failure or default, the times of payment being declared to be the essence of this agreement, then the seller shall have the right to declare this agreement null and void, and in such case, all the rights and interests hereby created or then existing in favor of the buyer, or derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert to and revest in the seller, without any declaration of forfeiture, or act of re-entry, or without any other act by the seller to be performed, and without any right of the buyer of reclamation or compensation for money paid or improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

~~That the buyer, his legal representatives or assigns, shall pay the several sums of money aforesaid punctually and at the several times above specified, and shall strictly and literally perform all and singular, the agreements and stipulations aforesaid, according to the true intent and tenor hereof, then the seller will make unto the buyer, his heirs or assigns, upon request, a deed conveying said premises in fee simple, with the usual covenants of warranty, excepting, however, from the operation and subject matter of said covenants the before mentioned taxes and assessments, and all liens and incumbrances, created or imposed by the buyer or his assigns.~~

AND IT IS FURTHER AGREED, That no assignment of this agreement, or of the premises above described, shall be valid unless the same shall be endorsed hereon or permanently attached hereto and countersigned by the seller, and no agreement or condition or relations between the buyer and his assignee, or any other person, acquiring title or interest from or through him shall preclude the seller from the right to convey the premises to the buyer or his assigns, on the payment of the unpaid portion of the purchase money which may be due to the seller.

Abstract or title insurance and fire insurance policies to remain in possession of the seller until final payment is made.

Seller to retain right to install in or on and retain the amount of water of a one-half inch pipe line for uses on property North of Highway 418-B (now 8-B) from present water rights now for said property on present or any replacement of water supply pipe from Spring located on Lane property due Southwest of above mentioned property and access to keep it in repair. Seller also agrees to assist in repairs (share equally) of main pipe line, if needed.

IN WITNESS WHEREOF, The seller and buyer have signed and delivered this agreement in duplicate, the day and year first above written.

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 NO. Witnesses  
 SKAMANIA COUNTY  
 TRANSACTION EXCISE TAX  
 PAID MAR 22 1954  
 AMOUNT \$25.00  
 COUNTY TREASURER  
 BY Mace J. Jeter

Dingeman Bajema  
Carolyn Mackey Bajema Seller.  
George D. De Groote Buyer.

