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FOR AND IN CONSIDERATION of the premises hereinafter set out, W. W. LOOMIS and BERNICE N. LOOMIS,
 husband and wife,

hereinafter called the seller, agrees to sell, and HERBERT R. THOMAS and FRED A. THOMAS, husband and wife,
 Route 2, Box 391, Washougal, Washington

hereinafter called the buyer,
 agrees to buy the following described real estate, situate in the County of Skamania, State of
 Washington, more particularly described as follows, to-wit:

Commencing at the southwest corner of Section 1, Township 1 North, Range 5 E.W.M.;
 thence east 2000 feet; thence south 23 feet to the northerly line of the Evergreen
 Highway; thence north $57^{\circ} 20'$ east along the northerly line of the Evergreen High-
 way a distance of 993.23 feet to the initial point of the tract hereby described;
 thence from said initial point north $29^{\circ} 30'$ west 93.5 feet; thence north $46^{\circ} 14'$ west
 62.0 feet; thence north $57^{\circ} 35'$ west 82.7 feet; thence north $22^{\circ} 05'$ east 145.0
 feet; thence north $52^{\circ} 00'$ east 100.0 feet; thence north $62^{\circ} 42'$ east 275.0 feet;
 thence north $84^{\circ} 10'$ east 94.0 feet; thence south $33^{\circ} 06'$ east 196.92 feet to the
 County Road; thence following northerly line of the County Road south $30^{\circ} 15'$
 west 128.0 feet to the intersection of the northerly line of Evergreen Highway;
 thence south $57^{\circ} 20'$ west 389.07 feet to the initial point of tract described, con-
 taining 3.5 acres more or less.

for the sum of Four Thousand Five Hundred and no/100 - - - - - (\$4500.00) Dollars,
 of which the buyer has paid the sum of One Thousand Two Hundred Five and no/100 - - - - - Dollars,
 (\$1205.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal
 balance of Three Thousand Two Hundred Ninety-five and no/100 - - - (\$3295.00) Dollars
 together with interest thereon from date at the rate of six (6) per cent per annum, computed on
 balances remaining unpaid from time to time at the times and in the manner following: To be paid in monthly
 installments of \$45.00 or more per month, including interest, the first payment
 to be due and payable on the 5th day of August, 1954, and a like payment to be
 due and payable on the 5th day of each and every month thereafter, until the balance
 of the principal, together with interest, is paid in full.

regardless of loss, destruction or damage to any of the improvements thereon.

And the buyer hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon
 insured against loss by fire in a reliable insurance company, in the sum of \$_____ with loss payable to seller and buyer, as their interests
 appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein, contained, or shall fail to make the payments aforesaid at the times specified,
 the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

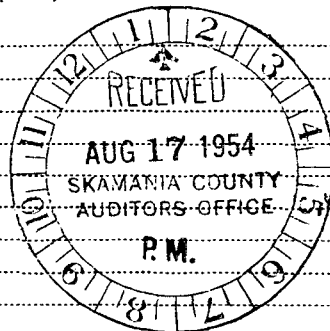
The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made,
 and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises at will and shall be entitled to only such notice to vacate
 as is provided by law; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the
 usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

The seller has furnished an abstract of title or policy of title insurance to these premises, which the buyer has examined and found sufficient, and which is to be
 retained by the seller until the last payment is made; and the seller shall not be called upon to have same brought down to the date of the last payment, but shall pay the
 costs of such items as are caused by or on account of his acts or acts of his successors in interest.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the
 manner herein required, seller may elect to declare all of the purchaser's rights hereunder terminated and upon his doing so, all payments made by the purchaser hereunder
 and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages and the seller shall have the right to re-enter and take possession of
 the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights
 hereunder, the purchaser agrees to pay the expenses of costs and a reasonable attorney's fee.

No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing attached
 hereto and approved by the seller, and any such assignment shall render this contract voidable at the option of the seller.



IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this 31st
 day of July, 1954.

Witnesses:

SKAMANIA COUNTY
 SECTION EXCISE TAX
 PAID AUG 17 1954
 AMOUNT \$45.00
 COUNTY TREASURER
 BY Mabel Jeter

Herbert R. Thomas Seller.
Fred A. Thomas Buyer.

