

49471

## CONTRACT OF SALE.

THIS AGREEMENT, Made and entered into this 12th day of September, 1955  
by and between Ray Mallieott

as Part y of the first part, residing in city of Portland, State of Oregon  
and Fritof E. Ahlstedt and Carrie Ahlstedt, husband and wife  
as Part ies of the second part, residing in city of Stevenson, State of Washington  
That the first part y agree s to sell and the second part ies agree s to purchase the following  
described property upon the terms and conditions hereinafter mentioned, to-wit:

Lot 4, and the Northern Portion of Lot Three, except two acres from  
the Southern Part thereof, containing 11 49/100ths, all in the Col-  
umbia ~~Home~~ Homes Tract, in Section thirty Six township, three,  
North of Range Seven, East of the Willametter Meridian.

in Skamania County, State of Washington, with the appurtenances there-  
unto belonging, on the following terms:

The total purchase price of the said land is Four Thousand Dollars (\$ 4000. )

of which the sum of Five Hundred Dollars (\$ 500 )

has this day been paid as earnest, the receipt whereof is hereby acknowledged by said part y of  
the first part;

less a certain mortgage of  Dollars (\$  )

and the balance of Three Thousand Five Hundred Dollars (\$ 3500. )

to be paid in the amounts and at the times stated as follows: \$50.00m August 1st, 1956

and \$50.00 on the first day of each and every month thereafter,  
untill th. principal sum with interest at 6 % per year is paid  
with interest on all deferred payments, to be computed from the date of this agreement at the rate  
of 6 per cent per annum, and to be paid on each principal paying date, regardless of any  
loss, destruction or damage of the premises above described or any of the improvements thereon.

It is agreed that the second part ies shall have possession of said property from date,  
provided that all the terms and conditions of this agreement are fully complied with.

Second part y agrees to pay all taxes and assessments legally levied against said property  
subsequent to this date, before the same shall become delinquent.

Second part ies agrees to keep and maintain insurance on the improvements on the said  
premises in the sum of not less than (\$ 4000.)

in Companies approved by the first part y.

That in case the second part ies shall fail to make the payments as set forth in this agree-  
ment or any of them punctually and upon the terms and at the times specified, the first part y  
may at his option declare such a forfeiture by written notice to the second part ies and at  
the expiration of thirty days this agreement shall be at an end and null and void if in the mean-  
time the terms of this agreement have not been complied with by the second party. The first  
part y may then take possession and re-enter into the said premises and the second part y  
shall forfeit to the first part y as liquidated damages, all payments made hereunder.

A copy of this contract with a good and sufficient Warranty Deed conveying the said prop-  
erty to second part ies together with abstract or title policy shall be placed and held in escrow by  
the  as Escrow Agents, to receive moneys under the  
terms of this agreement and to issue receipts therefor and upon final payment to deliver said  
escrow papers to second part ies, as provided.

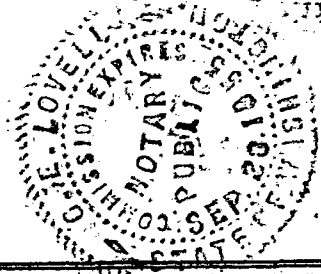
It is agreed that escrow fees hereunder shall be equally divided between the parties.

Time is the essence of this agreement.

We, the undersigned, have carefully read the above written agreement, and agree that every  
stipulation is according to our instructions, and we hereby understand and agree that the

is released from any and all claims whatsoever that may be made upon it, except as to the de-  
livery of money and papers as escrow agents.

Dated at Stevenson, Washington, the day and year first above written.

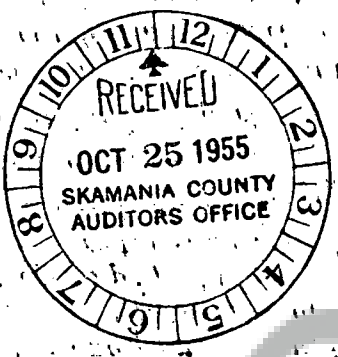


Fritof E. Ahlstedt  
Carrie Ahlstedt  
Ray Mallieott

STATE OF Washington } ss.  
County of Stevenson

I, ROY E. Mallicott, a Notary Public in and for the State of \_\_\_\_\_  
do hereby certify that on this 12th day of September, 1955, A. D. 19\_\_\_\_,  
personally appeared before me Ray Mallicott  
to me known to be the individuals described in and who executed the within instrument, and  
acknowledged that he signed and sealed the same as his free and voluntary act and  
deed, for the uses and purposes therein mentioned.  
Given under my hand and official seal this 12th day of September, 1955 D. 19\_\_\_\_.

[Signature]  
Notary Public.  
Residing at [Signature]



NO 1659  
COUNTY  
SACI ON EXCISE TAX  
D - OCT 25 1955  
TAX \$40.00  
BY MASSIE J. Lister  
TASURER

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DM	<input checked="" type="checkbox"/>
INDIRECT:	<input checked="" type="checkbox"/>
RECORDED:	<input checked="" type="checkbox"/>
MAILED	

CONTRACT OF SALE  
FROM Ray Mallicott  
TO Ray E. Mallicott et al  
Dated September 12, 1955  
STATE OF Washington } ss.  
County of Stevenson  
FILED FOR RECORD AT REQUEST OF  
Ray Mallicott  
Stevenson, LLC  
on the 25 day of October, 1955  
at 3:00 Minutes past 11:00 A.M.  
and recorded in volume 40  
of Books Page 221  
Records of Stevenson County  
By Oliver H. Berg County Auditor.  
M. T. Bell Deputy.  
FROM THE OFFICE OF \_\_\_\_\_

### ASSIGNMENT

FOR AND IN CONSIDERATION OF \_\_\_\_\_ Dollars  
do hereby assign and transfer all \_\_\_\_\_ right, title and interest in the within-named  
premises to \_\_\_\_\_  
who hereby assumes all its obligations, and to whom, when the conditions of this Agreement  
have been fulfilled, the Deed shall issue instead of to me. Dated at \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Witness \_\_\_\_\_ Signed \_\_\_\_\_ [SEAL]  
\_\_\_\_\_ [SEAL]