

49535

BOOK 40 PAGE 254

FOR AND IN CONSIDERATION of the premises hereinafter set out,

Lloyd Fuller and Mabel E. Fuller, his wife

hereafter called the buyer, agrees to buy, and Kenneth Arthur Fuller and Patricia June Fuller

hereafter called the seller,

agrees to sell the following described real estate, situate in the county of Skamania, State of

Washington, more particularly described as follows, to-wit:

Beginning at a point 605 feet west and 129 feet south of the northeast corner of the Northwest quarter of the northeast quarter of section 29, township 3 north Range 8, E.W.M; thence South 140 feet; thence west 200 feet thence north 140 feet; thence east 200 feet to the place of beginning.

The purchaser assumes and a certain real estate contract on the said premises made on the 8th day of June, 1953 by Charles Jones and Vera Jones as vendors and the vendors heresin as purchasers which real estate contract is acknowledged before Robert Salvesson as notary public and conveyed the property above specified

for the sum of Two Thousand (\$ 2000.) Dollars,
\$500. of which is paid herewith (\$) Dollars,
of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged:
\$500.00 is to be paid December 1st, 1955;

and One thousand dollars (\$ 1000.) Dollars,
with interest at the rate of 5 per cent. per annum, as follows: Beginning on the 1st day of December, 1955, 19 , and on the same day in each and every month thereafter the sum of \$-50.00 or more, with interest on principal remaining unpaid on said day, regardless of any loss, destruction or damage of the premises above described or 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 shall 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 from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; 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.

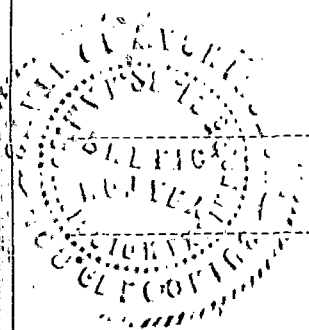
This agreement shall be binding upon and shall inure to the benefit of the successors in interest of the parties hereto.

IN WITNESS WHEREOF, The buyer and the seller have signed and delivered this agreement in duplicate this 19th day of October, 1955.

Witnesses:

Lloyd Fuller
Mabel E. Fuller
Patricia June Fuller
Kenneth A. Fuller

Buyer.
Seller.



NO 1676
COUNTY
ON EXCISE TAX
ID DV 7 - 1955
\$33.50
CC ASURER
BY Mabel E. Fuller

