

50156

CONTRACT OF SALE.

THIS AGREEMENT, Made and entered into this 10th day of December, 1955 by and between Harold W. McNeil and Mattie A. McNeil, his wife

as Parties of the first part, residing in city of Home Valley, State of Wash. and Robert J. Green and Veta I. Green, his wife

as Parties of the second part, residing in city of Coos, State of Wash.

That the first parties agree to sell and the second parties agree to purchase the following described property upon the terms and conditions hereinafter mentioned, to-wit:

All that portion of the Finley Donation Land Claim in Sections 31-3-9 E.W.M. and 36-3-8, lying North of State Highway No. 8, and East of the Bergen Road, excepting the portions of this tract heretofore deeded to Dale Collins; to the State of Washington for stockpile purposes; and the easement granted to the Northwest Electric Co. for a power line.

in Skamania County, State of Washington, with the appurtenances thereunto belonging, on the following terms:

The total purchase price of the said land is Three Thousand Six Hundred Dollars (\$3600)

of which the sum of One Hundred Twenty Dollars (\$120)

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

less a certain mortgage of Dollars (\$)

and the balance of Three Thousand four hundred Eighty Dollars (\$3480)

to be paid in the amounts and at the times stated as follows: \$60.00 January 1st, 1956; \$60.00 On the 1st day of each month thereafter, until the sum of \$3480. is paid in full, at 6% after maturity

with interest on all deferred payments, to be computed from the date of this agreement at the rate of 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 party shall have possession of said property from date provided that all the terms and conditions of this agreement are fully complied with.

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

Second parties agree to keep and maintain insurance on the improvements on the said premises in the sum of not less than (\$)

in Companies approved by the first part.

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

A copy of this contract with a good and sufficient Warranty Deed conveying the said property to second part 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, 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 delivery of money and papers as escrow agents.

Dated at the day and year first above written.

NO 1710
COUNTY
ON EXCISE TAX
JAN 2 1955
\$30.00
CL ASURER

Harold W. McNeil
+ Mattie A. McNeil
+ Robert J. Green
+ Veta I. Green

St. Mark's
Annette S. Hutchinson, Deputy

STATE OF Washington }
County of Skamania } ss.

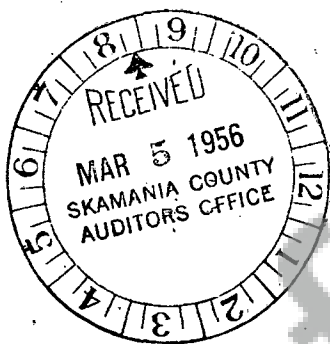
I, G.E. Lovell, a Notary Public in and for the State of

do hereby certify that on this 10th day of December, 1955, A. D. 19

personally appeared before me Harold W. McNeil & Kathie McNeil, his wife

to me known to be the individuals described in and who executed the within instrument, and
acknowledged that they signed and sealed the same as their free and voluntary act and
deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10 day of December, A. D. 1955



Residing at *Alverton*
Notary Public.

CONTRACT OF SALE

FROM

Harold W. McNeil & Kathie McNeil

TO

Robert J. Allen, et al

Dated December 10, 1955

STATE OF Washington

County of Skamania

FILED FOR RECORD AT REQUEST OF

Robert J. Allen

Carl, Washington

on the 11 day of March, 1956

at 30 Minutes past 8 o'clock A.M.,

and recorded in volume 41

of *Deeds* Page 325

Records of Skamania County.

Clare H. Berg

County Auditor.

By *M. Kelly*

Deputy.

FROM THE OFFICE OF

REGISTERED ☒

INDEXED: DIR. ☒

INDIRECT: ☒

RECORDED: ☒

MAILED ☒

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]