

FOR AND IN CONSIDERATION of the premises hereinafter set out, HARRY W. DOUGLAS & SOPHIA DOUGLAS,
husband and wife

hereinafter called the seller, agrees to sell, and PHILIP J. WAIT & THELMA E. WAIT, husband and wife

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:

The East half of the Northeast quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 30, Township 2 North,
Range 5 East of the Willamette Meridian, excepting therefrom the following
described property:

Commencing at the point of intersection of the line dividing the east half and
the west half of the Northeast quarter of Section 30 aforesaid with the South
line of said Northeast quarter; thence North along said division line, 650 feet
to the true point of beginning; thence continuing North along said division line
200 feet to a point; thence East at right angles to said division line 450 feet
to a point; thence South at right angles to the last described line 200 feet to
a point; thence West at right angles to the last described line 450 feet to the
true point of beginning; together with an easement for ingress and egress from said
tract herein excepted over and across the existing roadway to the highway along
the East line of the Northeast quarter of Section 30, aforesaid.

for the sum of Five Thousand Two Hundred Fifty and no/100 (\$ 5250.00) Dollars,
of which the buyer has paid the sum of Seven Hundred Fifty and no/100 Dollars
(\$ 750.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal
Forty Five Hundred and no/100 - - - - - (\$4500.00) Dollars

together with interest thereon from date at the rate of six per cent per annum, computed on
balances remaining unpaid from time to time at the times and in the manner following: in installments of \$500.00
or more/ per year including interest from this date. First installment due and
payable on the 1st day of January, 1960, with a like installment due and payable
on the 1st day of January of each year thereafter, until January 1, 1964 at which
time the entire unpaid balance of principal, together with interest is due and
payable in full.

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

And the buyer 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.

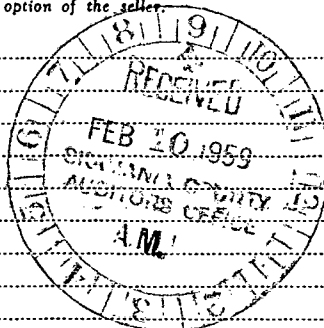
The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made,
and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises at will and shall be entitled 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 here-
under 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 pur-
chaser'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 27

day of January, 1959

Witnesses:

No. 2648

TRANSACTION EXCISE TAX

FEB 2 1959

Amount Paid 852.50

Maggie

Skamania County Treasurer

Harry W. Douglas
Sophia Douglas Seller.
Philip J. Wait
Thelma E. Wait Buyer.

REGISTERED	SEARCHED	SERIALIZED	INDEXED	FILED
INDEXED: DIR. S	INDEXED: S	RECORDED:	COMPARED	MAILED