57032

ROOK FOR AND IN CONSIDERATION of the premises hereinafter set out. SAM PIEREN . A SINGLE MAN 2222

hereinafter called the seller, agrees to sell, and J. B. BRADSHAW AND BERNICE L BRADSHAW, HUSBAND AND WIFE

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

Starting at a point on West line of Section Thirty One (31), Township Two (2) North of Range Five (5) East of the W.M. 4.17 Chains North of the quarter corner, thence East 1.515 chains; thence North 1.515 chains; thence West 1.5%5 chains; thence South along Section line 1.515 chains to point of beginning. Skamania County, Washington. ALSO, Commencing at a point on the East line of Section 36, Township 2 North, Range 4 East of the W.M., Clark County, Wash., said point being 10 chains South of the Northeast corner of the Southeast quarter of the Northeast quarter of said Section and running thence West 0.33 chains to the center of the McDonald Road; thence along the center of said road South 63°35' West 3.46 chains; thence South 06°14' East 4.00 chains to the center of State Road No. 8 B; thence along the center of State Road

No. 8 B South 33°17' East 3.50 chains; thence South 65°48' East 1.10 chains to the East line of said Section 36; thence North, along said East line 8.88 chains to the point of beginning containing 2.15 acres, more or less. ALSO, The North half of the South half of the Southwest quarter of the Northwest quarter of the North Cat of Section 31, Townshio 2 North Range 5 East of the Willamette Meridian, Skamania County, Wash., EXCEPT that portion of the following described tract lying within the bounds thereof, to-wit: Commencing at the quarter corner of the West line of said Section 31, thence North along said Section line 4.17 chains to the point of beginning; thence North along said Section 1.515 chains; thence East 1.515 chains; thence South 1.515 chains, thence West 1.515 chains to the place of beginning.

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	*		, Βυίνη	4 FACE ZU
or the sum of Three Thousand Fiv	e Hundred			
or the sum of	Ud.a.d		<u> </u>	
of which the buyer has paid the sum of Five	nunarea			.100 Dollars,
\$ 500.00), the receipt of	f which is hereby ack	nowledged: The buyer	agrees to pay the remaind	er of the principal
of Three Thousand Dollars				
ogether with interest thereon from date at the ra	te of=======	Five	nmmmper cent per ann	ium, computed on
palances remaining unpaid from time to time at t	he times and in the	manner following:In.	Sum of Fifty	Dollars Pe
month for the period of th	ree years	from the date	nereof, at the	_end_of
the three years the total	unpaid balas	nce due on th	is contract to	be paid in
a lump sum, together with	the interest	t thereon.		
As a part of the con	sideration (of this agreem	ent the purchas	sers are
not to cut any timber exce				
case they fell.	P 		K	WWWWWWW
case they fell.	***************************************		•••••••••••••••••••••••••••••••••••••••	
egardless of loss, destruction or damage to any o	of the improvements	thereon.		
And the buyer hereby agrees to seasonably pay all taxes a	and assessments which ma	y be hereafter imposed on s	aid premises and to keep the	improvements thereon
nsured against loss by fire in a reliable insurance company,			with loss payable to seller and bu	
ppear, an ponetes to remain with the sener.				
And in the event that the buyer shall make default in the times of payment being declared to be the essence of this	any way of the covenants agreement, then the selle	t herein, contained, or shall fa t may declare this agreement	il to make the payments aforesaid null and void.	at the times specified,
The seller agrees that the buyer may use and occupy so and the buyer is permitted to remain in possession, the buyer is is provided by law; all improvements placed thereon shall	uld premises during completed to be	liance with the terms hereof,	but if default of any condition	herein shall be made,
When the buyer shall have paid the several sums of mone usual covenants of warranty, excepting from such warranty su	y aforesaid, then the selle ich items as the buyer ha	will deliver to the buyer of assumed and agreed to pay.	deed conveying said premises is	n fee simple with the
The seller has furnished an abstract of title or policy or retained by the seller until the last payment is made; and the costs of such items as are caused by or on account of his acts in	f title insurance to these	premises, which the buyer h	as examined and found sufficient	and which is to be
costs of such items as are caused by or on account of his acts	or acts of his successors in	interest.	own to the time of the last paying	ent, but man pay the
Time is of the essence hereof, and in the event the purchanner herein required, seller may elect to declare all of the mid all improvements placed upon the premises shall be forther, and if the seller within six months after such sereunder, the purchaser agrees to pay the expenses of costs	haser shall fail to comply e purchaser's rights herew	with or perform any condition and upon his	n or agreement hereof promptly doing so, all payments made by the	at the time and in the se purchaser hereunder
ind all improvements placed upon the premises shall be forfule property; and if the seller within six months after such	cited to the seller as liqui forfeiture shall commence	idated damages and the seller an action to procure an adj	shall have the right to re-enter udication of the termination of	and take possession of the purchaser's rights
nereunder, the purchaser agrees to pay the expenses of costs No assignment of this contract or the subject matter hered	and a reasonable attorne	ey's fee.	ent chall he maked unless the same	he in engiting establed
sereto and approved by the seller, and any such assignment	shall render this contract	voidable at the option of the s	eller.	be in writing attached
$\frac{1}{2}$	Noi	2067	Regi Estate Exc	ise Tax
			Ch. 11 Nev. La	ws 1951
JA KEGENGA	TRANSA	CTION EXCISE TAX	15.00	been seid
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= MAY 18 1960 -	······································	AY 1 - 3 - 1960	Rcpt.# 295600	5-16-60
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1 Shilling 7	Amount	of ODenselle	Clark County	21 6. 1. [4]
	Skamai	ila County Treasurer	Chark County	
	Bee	ely William Dy	- Jan Jan	maria
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IN, WITNESS, WHEREOF. The seller and	the huner have sign	ed and delivered this au	reement in dutilicate this	
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Witnesses:		V Om	Trezen	2
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	\			Seller.
Man	. /	() A -		
Mary Comments	. (	J. D. L	Bradshaw	
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STATE OF WASHINGTON, County of	1 1 2	00K 47	7 HACE 20
May 1960, personally appeared before me Sam Pieron,	·	<del>an</del>	
to me known to be the individual described as seller and who executed the within and acknowledged thatas free and voluntary act and deed for the uses and purposes therein mentioned.	he	signed and seal	ed the same
IN WITNESS WHEREOP, I have hereunto set my hand and affixed my official seal the day and year in this certification.	ificated first above write	ten. L	
(If seller is a corporation, attach corporation acknowledgment.)  Notary Public in and for washuggal,	or Me Septe of Was	hington, residing	at
7	Washingto	on.	
ASSIGNMENT BY BUYER  The within named buyer for and in consideration of the sum of	······································	······························	ДоПата,
does assign, and convey all right and title in and to the within contract and the property described therein unto	**************************************		
and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereof to issue a deed to the said assignee, instead of the said buyer.	thereon and upon fu	ill compliance wit	th the terms
SIGNED AND SEALED, this day of	, 19	)	
The seller consents to this assignment.			
	·	· · · · · · · · · · · · · · · · · · ·	
STATE OF WASHINGTON, County of		`	day of
1, the undersigned, a Notary Public in and for the said State, do hereby certify that on this		·	aay oj
		<del></del>	<del></del>
to me known to be the individual described in and who executed the above assignment, and acknowledged that as		signed and seal	ed the same
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my offficial seal the day and year first about	ve written.		
Notary Public in and fo	or the State of Was	hington, residing	at
ASSIGNMENT BY SELLER			
The within named seller, for and in consideration of the sum of			Dollars,
hereby assigns all his right and title to the within contract to	<del></del>		A-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
(Deed from seller to assignee must be	, 19		
given with this assignment)			
CONSENT TO ASSIGNMENT BY BUTER  The within named seller; does hereby consent to the assignment of this contract by the buyer.		_ `.	
	<del></del>		Seller.
То			Name.
Signed	A Market Comment		Name.
<del></del>			<del></del>
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