

57032

BOOK

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FOR AND IN CONSIDERATION of the premises hereinafter set out, SAM PIEREN, A SINGLE MAN 22222

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

hereinafter called the buyer, 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 1.515 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 Northwest quarter~~ of Section 31, Township 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.

Rgs.

for the sum of Three Thousand Five Hundred (\$ 3500.00) Dollars,
of which the buyer has paid the sum of Five Hundred No. 100 Dollars,
(\$ 500.00), the receipt of which is hereby acknowledged: The buyer agrees to pay the remainder of the principal
of Three Thousand Dollars
together with interest thereon from date at the rate of Five per cent per annum, computed on
balances remaining unpaid from time to time at the times and in the manner following: The Sum of Fifty Dollars per
month for the period of three years from the date hereof, at the end of
the three years the total unpaid balance due on this contract to be paid in
a lump sum, together with the interest thereon.

As a part of the consideration of this agreement the purchasers are
not to cut any timber except such trees which might damage the buildings in
case they fell.

regardless of loss, destruction or damage to 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 \$ 1500.00, 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.

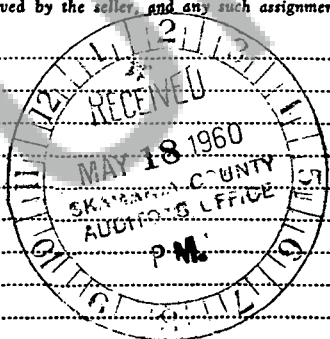
The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made,
and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises at will and shall be entitled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



No. 3067
TRANSACTION EXCISE TAX

MAY 18 1960

Amount Paid \$ 20.00

Mildred A. Donnell
Skamania County Treasurer
by Bessie J. Walling, Secy

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

\$ 15.00 has been paid

Rcpt. # 29560 Date 5-16-60

Eva King Burden

Clark County Treas.

by L. M. Thompson
Deputy

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this
day of May 1960, 19.

Witnesses:

Leam Pieren

Seller.

J. B. Bradshaw
Bessie J. Bradshaw
Buyer.

5, mail to
 Dam
 P. 87 - Box 3
 Oshonogai