

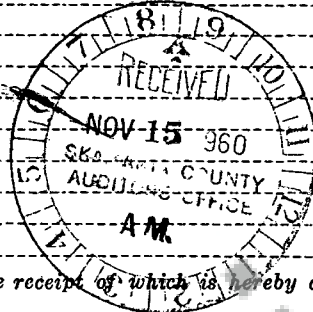
57768

BOOK

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FOR AND IN CONSIDERATION of the premises hereinafter set out, Blanche L. Duffy*In her separate right* *B.L.D.*hereinafter called the seller, agrees to sell, and convey to ~~Quincy R. Palmer and Della L. Palmer, husband and wife,~~Quincy R. Palmer and Della L. Palmer, husband and wife,*B.L.P.* 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:

Commencing at a point 50 feet due South and 150 feet South 89°20' east of the northwest corner of Section 3 Township 1 north, Range 5 E.W.M.; thence south 89°20' east for a distance of 66 feet; thence south 22° east approximately 295 feet to the center of the Washougal River at low water; thence following the center line of the Washougal River in a southwesterly direction approximately 160 feet to a point due south of the point of beginning; thence due north approximately 402 feet to the point of beginning; containing very nearly one acre, and buildings thereon.

for the sum of Five thousand dollars.

(\$ 5,000.00) Dollars,

One thousand dollars

(\$ 1,000.00) Dollars,

of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged:

Payments to be made at Route 2, Box 700, Washougal, Washington or a place to be designated by the seller.

and at least Fifty Dollars, including interest

(\$ 50.00) Dollars,

with interest at the rate of 7% per cent. per annum, as follows: Beginning on the 20th day ofNovember, 1960, and on the same day in each and every month thereafter the sum of\$ 50.00, or more, including interest on principal remaining unpaid on said day, and the balance on the 20th of each month, 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 \$ 4,000.00 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 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.

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.

On fulfillment of contract, necessary deed and title insurance ~~but~~ *Purchaser title insurance furnished 11/20 at time of purchase* *B.L.P.* *g.R.O.*

TRANSACTION EXCISE TAX

NOV 2 1960

Amount Paid \$ 2.00*M. J. ...*

Skamania County Treasurer

IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate this

29th day of October, 1960*Blanche L. Duffy*

Seller.

Quincy R. Palmer
Della L. Palmer

Buyer.

J.B. Liron, Secretary
Pukku, Camas, Wash