

of all the covenants herein contained, the party of the first part do hereby grant bargain sell and convey unto the said party of the second part its successors and assigns forever, all that certain real estate situate in Skamania Co. Wash. and described as follows, to-wit:

The west half of the the west half of section 15; the northwest quarter of section 22; the east half of the southeast quarter of section 22, excepting the southeast quarter of the northeast quarter of the southeast quarter of said section 22; the northwest quarter of section 23, all in Township 4 North of Range 9 East of the Willamette Meridian; also Lots one, two, three and four and the south half of the north half of section 2, and lots one and two and the south half of the Northeast quarter of section 3, and the east half of the east half of section 11, all in Township 3 North of Range 9 East of W.M.; also all the estate right title and interest and claim of the party of the first part in and to the following: The east half of the Southeast quarter, the southwest quarter of the southeast quarter and the southeast quarter of the southwest quarter of section 15; also the southeast quarter of the Northeast quarter of the southeast quarter of section 22, also the Northwest quarter and the north half of the southwest quarter and the southeast quarter of the southwest quarter and the southwest quarter of the southeast quarter of section 26, all in Twp. 4 North of Range 9 East of W.M., all amounting to 1681.82 acres; also the following described property to-wit: The southwest quarter of section 14 Twp. 4 North of Range 9 East of W.M. also the Southeast quarter of the southwest quarter and the north half of the southwest quarter of section 2 and the northeast quarter of the southeast quarter of section 3 Twp. 3 North Range 9 East W.M.; also all the timber on the Northeast quarter of section 22, Twp. 4 North of Range 9 East of W.M., the last mentioned quarter section being subject to a mortgage of about \$4500.00. Together with the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining to have and to hold unto the said party of the second part its successors and assigns forever.

But as a mortgage to secure the payment of several sums of money specified in said notes before mentioned and the performance of the covenants and conditions herein contained. And the said party of the first part covenants that said The Chee Lumber Company is the owner in fee simple of said real estate; that it is free from all incumbrance and that it will pay all the said sums of money, the principal and interest specified in said notes at the times herein designated and all taxes or assessments which may be lawfully levied upon or against said land before the same becomes delinquent. And it is expressly agreed and provided that if the said mortgagor shall fail or neglect to pay said taxes or assessments as above provided the mortgagee may pay the same and the taxes so paid, the party of the first part agrees to repay and the said sums of money shall at once become due and bear interest at the rate of 7% per annum until repaid. And the same shall be paid at the same time and with the first installment of interest which shall become due thereafter, and shall be a part of the debt secured by this mortgage and a lien on said land.

And it is understood that this mortgage shall cover in addition to the property described herein all sums payable on account of the purchase price of any of the said property that may have been sold or agreed to be sold by the mortgagors under any contract taken precedence over this mortgage. Now the payment of the said principal interest and taxes as above provided, will render this conveyance void.

But it is expressly understood and provided, that time and the exact performance of all of the conditions hereof is of the essence of this contract and in case