

Jensen to Coffman Dobson Co.

This Indenture Made and entered into this 22nd day of October A.D. 1908 by and between J. Magnus Jensen, unmarried, of Lewis county, Washington, party of the first part and Coffman Dobson Co. Bankers a corporation of Chehalis, Lewis Co., party of the second part: Witnesseth, That the said party of the first part for and in consideration of the sum of eight hundred Dollars gold coin of the United States paid by the said party of the second part the receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey unto the said party of the second part and unto its heirs, successors and assigns forever the following described tracts or parcels of land in Skamania County State of Washington, bounded and described as follows, to-wit: The South half of the Northwest quarter (S $\frac{1}{2}$ of NW $\frac{1}{4}$) and the North half of the Southwest quarter (N $\frac{1}{2}$ of SW $\frac{1}{4}$) of Section ten (10) Township three (3) North of Range six (6) East W.M.; Together with the appurtenances thereunto belonging or in anywise appertaining. To have and to hold the said premises unto the said party of the second part and unto its heirs and assigns forever. And the said party of the first part hereby covenants to and with the said party of the second part that he is the owner in fee simple of said premises that they are free from all incumbrances and that he will warrant and defend the title thereto against all lawful claims whatsoever. Provided always, And these presents are made upon the express conditions that if the said party of the first part shall well and truly keep and perform all and singular the stipulations and covenants hereinafter set forth when this instrument shall become null and void, and the estate hereby created shall cease and determine; otherwise to be and remain in full force. First, That said party of the first part shall pay or cause to be paid a certain promissory note in the words and figures following, to-wit:

\$800.00

Chehalis, Wash. Oct. 22 1908

Two years after date for value received I promise to pay to the order of Coffman Dobson & Co. Bankers at the banking house of said bank at Chehalis Washington the sum of eight hundred Dollars with interest thereon payable quarterly at the rate of nine per cent per annum from date hereof until paid, unpaid interest to be added to principal and bear like rate. If default is made in the payment of any installment of interest when the same shall become due, then the whole of this note both principal and interest shall forthwith become due and payable without demand. If suit shall be commenced for the recovery of any amount due upon this note I agree to pay an attorney fee of ten per cent upon the amount which may be found due, including costs. The makers and all endorers hereof severally waive presentment and demand of payment protest and notice of protest and notice of nonpayment of this note.

Copy

J. Magnus Jensen

Second, That the said party of the first part shall pay all taxes and assessments to whomsoever assessed or which shall hereafter be levied or assessed whether on said real estate or on any interest therein or on the note or debt secured thereby, before the same shall become delinquent or if not paid the said party of the second part, or its heirs, successors or assigns may declare the whole sum of money hereby secured due and collectable at once or may elect to pay such taxes or assessment and be entitled to interest on the same at the rate of twelve per cent per annum and this instrument shall stand as security for the amount so paid with said interest.

Third, That said party of the first part agrees to keep buildings fences and other improvements on said land in good repair and not commit or suffer any waste, especially the cutting of timber except for use upon the place or in anywise impair the value of the security.

Fifth, That in case of default of said party of the first part, in the payment of any part of the principal sum or any installment of interest in said note provided for, within ten days after the same shall become due and collectable, or to conform to or comply with any of the foregoing covenants and conditions, then at the election of the party of the second part, as provided by