

do covenant to and with the said William Bremer his heirs and assigns that they are lawfully seized in fee simple of above granted premises, that the above granted premises are free from all incumbrances except a roadway across the east forty, provided such roadway has been legally established, this deed being accepted subject to any and all claims for roads, and that they will and their heirs executors and administrators shall warrant and defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever with the above exception.

In Witness Whereof we the grantors above named have hereunto set our hands and seals this 18th day of May 1912

Signed, sealed and delivered in presence of

Bartlett Cole

G.M. Magruder (Seal)

Sam Doak

Isadora C.C. Magruder (Seal)

State of Oregon

County of Multnomah, ss. Be it Remembered that on this 18th day of May 1912 before me the undersigned a Notary Public in and for said County of State personally appeared the within named George M. Magruder and Isadora C.C. Magruder his wife who are known to me to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same freely and voluntarily.

In Testimony Whereof I have hereunto set my hand and official seal the day and year last above written.

Bartlett Cole

(Notarial Seal)

Notary Public for Oregon

Filed for record by J.E. Smith on May 29th 1912 at 8.15 A.M.

A. Fleischhauer

Co. Auditor

Option Agreement.

Know all men by these presents that Henry M. Thompson of White Salmon Washington hereinafter called the party of the first part, for and in consideration of the sum of seven hundred fifty (750) dollars to him paid, the receipt whereof is hereby acknowledged does bargain, give and grant to Fred A. Roberts of Omaha Nebraska, hereinafter called the party of the second part, for the period of the time from the date hereof and until the expiration of thirty days after the entry of the final decree, judgment or mandate of the condemnation suit now pending or any other litigation in connection with the hereinafter described property or any part thereof, the sole and exclusive and irrevocable right and privilege of purchasing that certain tracts or parcels of land and the water rights situate lying and being in the State of Washington excepting therefrom such parts as may be by said final decree taken from said first party, and more particularly described as follows:

All of Lots numbered three hundred and five (305) and three hundred five and one half (305½) in the subdivision of Fruit Home Colony, as the same is platted and of record in the office of the County Auditor of Klickitat County Washington, said lots being situated in said Klickitat County State of Washington

All of Lot numbered two hundred fourteen (214) of the subdivision of Fruit Home Colony according to the duly recorded map or plat thereof of record in the office of the County Auditor of said Klickitat County, said lot being situate in said Klickitat County Washington;

All of that certain tract or parcel of land beginning at the northwest corner of the Southeast quarter of the Northeast quarter of section three in Township three North of Range ten East of