

THIS AGREEMENT, Made the 31st day of December 1910 between W.B.Barnes of the first part, and H.M.Nygaard of the County of Skamania and State of Wash. party, of the second part

Witnesseth, That in consideration of the stipulations herein contained, and the payments to be made as hereinafter specified, the first party hereby agrees to sell and the second party agrees to purchase the following described real estate, situate in the County of Skamania State of Washington, to-wit: The west quarter of the North one half of the Northwest quarter (N $\frac{1}{2}$  of NW $\frac{1}{4}$ ) of Section (no.17) Seventeen Township One North, R.5 E. containing twenty acres more or less, for the sum of Twelve hundred (\$1200) Dollars on account of which Ten (\$10.) Dollars is paid on the execution hereof (the receipt of which is hereby acknowledged), and the remainder to be paid on or before 5 years from date hereof Any amount at the option of purchaser to be with eight 8% per cent interest when paid at the dates and in amounts as follows:

Payments	Day	Month	Year	Amounts	Remarks	Payments	Day	Month	Year	Amounts	Remarks
First						Sixteenth					
Second						Seventeenth					
Third						Eighteenth					
Fourth						Nineteenth					
Fifth						Twentieth					
Sixth						Twenty-first					
Seventh						Twenty-second					
Eighth						Twenty-third					
Ninth						Twenty-fourth					
Tenth						Twenty-fifth					
Eleventh						Twenty-sixth					
Twelfth						Twenty-seventh					
Thirteenth						Twenty-eighth					
Fourteenth						Twenty-ninth					
Fifteenth						Thirtieth					

Said interest payable annually, on the 31st day of December

First Party is to give Road one rod wide to County Road on the North line.

And the said party of the second part, in consideration of the premises, hereby agrees, that he will regularly and reasonably pay all taxes and assessments made for the year 1910 and which may be hereafter lawfully imposed on said premises.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

In case the said party of the second part his legal representatives or assigns, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the said party of the first part will make unto the party of the second part his heirs or assigns, upon request at \_\_\_\_\_ and upon surrender of this agreement, a good and sufficient deed of conveyance conveying said premises in fee simple free and clear of incumbrances, excepting however, the above mentioned taxes and assessments, and all liens and incumbrances created by the said party or his assigns. But in case the said party of the second part shall fail to make the payments aforesaid, or any of them punctually and upon the strict terms, and at the times above specified, the time of payment being declared to be of the essence of this agreement, then the party of the first part shall have the right to declare this agreement null and void; and in such case all the right and interest hereby created or then existing in favor of the said party of the second part or derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and revest in the party of the first part without any declaration of forfeiture or act of re-entry or without any other act by said party of the first part to be performed and without any right of the said party of the second part of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

In Witness Whereof, the said parties have hereunto set their hands in duplicate the day and year first above written.

In Presence of		
F.P. Keeney	W.B. Barnes	Owner
W. A. Hall	H.M. Nygaard	Purchaser.