

East side of said tract of land twenty (20) feet in width, reserved for a road, and excepting right-of-way for a county road, across said property, heretofore granted to Skamania County, by the parties of the first part hereto, which said road is to be hereafter laid out and established by said County, for the sum of Fifteen hundred (\$1500) dollars, in United States Gold Coin, of which said sum the said parties of the second part have this day paid the sum of One (\$1.00) dollars. The remainder of the purchase price amounting to Fourteen hundred ninety nine (\$1499.) dollars, to be paid in yearly payments of at least One hundred (\$100.00) dollars, with interest therein at the rate of Four (4%) per cent per annum from the 26th day of January, 1916, as deferred payments, as follows, to wit:

On or before February 1st, 1917,	\$100.00
On or before February 1st, 1918,	\$100.00
On or before February 1st, 1919,	\$100.00
On or before February 1st, 1920,	\$100.00
On or before February 1st, 1921,	\$100.00
On or before February 1st, 1922,	\$100.00
On or before February 1st, 1923,	\$100.00
On or before February 1st, 1924,	\$100.00
On or before February 1st, 1925,	\$100.00
On or before February 1st, 1926,	\$100.00
On or before February 1st, 1927,	\$100.00
On or before February 1st, 1928,	\$100.00
On or before February 1st, 1929,	\$100.00
On or before February 1st, 1930,	\$100.00
On or before February 1st, 1931,	\$99.00

And the said parties of the first part hereby further agree that upon the punctual payment of said purchase price and interest and the faithful performance by the said parties of the second part, their heirs and assigns of all the agreements herein contained, then the said parties of the first part will cause to be made, executed and delivered to the parties of the second part, their heirs, or assigns, upon request and the surrender of this contract, a good and sufficient warranty deed for the conveyance of the said premises.

And if the said parties of the second part shall fail to punctually make any of the payments of principal and interest, or shall fail to conform strictly with any of the stipulations of this contract, then the parties of the first part, their heirs and assigns shall have the right to enter upon and take possession of the said premises, together with all the improvements thereon; and all payments formerly made under this contract shall be forfeited as liquidated damages.

It is further mutually understood and agreed that the said parties of the second part shall have the immediate possession and enjoyment of the said premises, and in consideration of such possession and enjoyment, will pay all taxes and assessments that may be at any time imposed upon said premises.

And it is further agreed that should the said parties of the second part fail to pay such taxes and assessments, or any part thereof, when the same shall become due, the said parties of the first part may pay the same, and add the amount thereof to the price to be paid for said premises, and such taxes and assessments, shall be paid before the parties of the second part shall be entitled to a conveyance of said premises. Time is the essence of this contract.

And it is further understood and agreed between the parties hereto that second parties shall have the right to cut and remove timber from said premises, each year, sufficient to cut one hundred (100) cords four (4) foot split wood, also to cut all saplings brush and poles, and an additional one hundred cords for each additional \$100.00 paid in advance on purchase price of said premises.

It is further agreed by the parties of the second part that they will not cut timber from said premises beyond the amount provided for in this contract before final payment of the purchase price without the written consent of the parties of the first part. IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year hereinbefore first above written.