

## VINCENT TO COLEMAN.

## CONTRACT TO SELL LAND.

THIS contract, made in duplicate this 27th day of April, 1916, by and between Etta Ramsey Vincent of Portland, Oregon the party of the first part, and R.F.Coleman of Wahkiakus, Washington the party of the second part;

Witnesseth; that in consideration of the stipulations herein contained, and the payments to be made as herein specified, the party of the first part agrees to sell unto the party of the second part, and the party of the second part agrees to purchase from the party of the first part the following described real property situated in the County of Skamania County, State of Washington, and more particularly known and described as follows, to-wit:

The North forty acres of the tract herein after described, the south line or dividing line of the said forty acres from the balance of the within described land to run at the proper point so as to make forty acres, due East and West. The tract a tract of land described as beginning at a point known as the quarter section corner between sections 21 and 28 Township 3 North of Range 10 East of the Willamette Meridian, and also the south west corner of the Edward Ramsey estate; thence East 1120 feet; thence north 33 deg. east 52 feet; thence north 2595 feet; thence west 1156 feet; thence south 2640 feet to the place of beginning, containing 62.15 acres, more or less, excepting from the above tract of land five (5) acres in a square in the northwest corner thereof heretofore deeded to A.J.Haynes. for the sum of Six Hundred Thirty and no/100 (\$630.00) Dollars, on which the said party of the second part has paid the sum of Ten Dollars the receipt whereof is hereby acknowledged.

And the said party of the second part, in consideration of the premises, hereby agrees to pay he said party of the first part at Hood, Washington, the remianing principal with interest at the rate of 8 per cent per annum at the times and in the manner following the said party of the second part is to assume and pay the note and mortgage given by Etta Ramsey Vincent to J.W.Shipley, on the 16th day of July, 1913, with eight per cent interest and due in three years from date or on the 16th day of July, 1916, at Hood, Washington, and all the interest accrued thereon at the date of this instrument, the said note being for the sum of \$500.00 and on which is now due the entire interest for the life of the note or three years, and unless the said party of the second part pays this note and mortgage on the above described premises and all the interest as required by the said J.W.Shipley then this contract is to be null and void and of no effect, otherwise to be in full effect and force. However, if the said second party can make arrangements with the said J.W.Shipley for an extension of time till the 31st day of December, 1917 in which to pay off said note and mortgage, he may do so and have such extention of time with the acquiescence of the said first party.

And the said party of the second part agrees to pay regularly and seasonable all taxes and assessments which may hereafter lawfully imposed on the said premises.

In case the said party of the second part his legal representatives or assigns shall pay the several sums of money aforesaid at the times specified before, and shall perform all agreements and stipulations aforesaid, according to the true intent and tenor hereof, then the said party of the first part shall make unto the said party of the second part his heirs or assigns upon request at Hood, Washington, a deed conveying the said above described premises in fee simple, with the ordinary covenants of warranty.

But in case the said party of the second part shall fail to make the payments as aforesaid upon the strict terms and upon the times above specified, without failure or default, the times of payment of the above obligations set out above being the essence of this agreement, then the paety of the first part shall have the right to declare