

to me that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written. T.H.Ward.

(Notarial Seal) Notary Public for the State of Oregon, Residing at Portland therein.

My Commission Expires December 1, 1920.

Filed for record by _____ at 10 A.M. Feb. 23, 1918

Chas. H. Nellor

County Auditor.

SCALES ET UX TO O'BRYON

THIS CONTRACT, Made in duplicate this 21st day of Feb. 1918, by and between R.D.Scales and Jottie M. Scales, his wife the first party, and George E.O'Bryon, the second party, WITNESSETH, That the said first party in consideration of the covenants and agreements herein contained, agrees to sell unto the second party all of the land situated in the County of Skamania and State of Wash., and bounded and described as follows, to-wit: Commenceing at a point 460 feet West of the N.E. Corner of Lot 9 in Section 1, T2 N R 7 E of the WM: thence South 236 feet; thence West 160 feet; thence North 126 feet; thence East 100 feet; Thence North 110 feet; Thence East 60 feet, along Present Vancouver Avenue to the place of beginning. Within the corporate limits of the Town of Stevenson in Skamania County Washington Containing half an acre more or less for the sum or purchase price of Twenty five hundred (\$2500.00) Dollars which second party agrees to pay to the first party at the following named times, to-wit: \$ five hundred (\$500.00) in cash, receipt ## whereof is hereby acknowledged, and remainder in monthly installments at Portland, Oregon, as follows: \$ not less than \$25.00 on the 21st day of each month hereafter until the whole of said purchase price shall be paid and in addition thereto all taxes and other public charged with assessments for sewers and street improvements which may hereafter become liens on said property promptly before delinquency, and that he will keep the buildings now upon or which may be erected upon said property insured against fire in the sum of \$ fifteen hundred (\$1500.00) Dollars in some fire insurance company satisfactory to said first party, with loss if any, payable to said first party as his interest may appear. All of which payments said second party hereby agrees to make as above provided with annual interest payable at the rate of Six (6) per cent, payable Semi-annually

And the said first party also agrees that when full payment shall have been received he will cause to be executed and delivered at his own cost and expense, a good and sufficient warranty deed, convey ing the property aforesaid, to the second party, his heirs, or assigns forever.

Party of 1st part hereby agrees that if 2nd party shall pay within 6 months of the date hereof a sufficient sum to make \$800.00 paid on purchase price they will issue Deed to premises described herein and accept mortgage at 6% for the unpaid portion of the purchase price.

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the second party shall fail to make the payments above named, and each and every one of them punctually within ten days of the time limited therefor or fail to keep any agreements herein contained, then this contract shall, at the option of the first party, become null and void, and all rights and interest, created or then existing in favor of the second party as against the first party hereunder, or to any payments theretofore made hereon, shall utterly cease and determine, and the right to the possession of the premises above described, and all other rights acquired by the second party hereunder shall revert to and revest in said first party without any act of re-entry, or any other