

HELENA WACHTER et vir to ANNA MELVIN

Real Estate Contract.

It is hereby mutually agreed, by and between Helena Wachter and Ignaz Wachter, her husband, party of the first part, and Anna Melvin, party of the second part, as follows:

The party of the first part hereby agrees to sell to the party of the second part, his heirs or assigns, the party of the second part agrees to purchase from the party of the first part, his heirs, executors, administrators or assigns, the following described real estate in Skamania County, Washington, to-wit:

Beginning at a point 671.5 feet West of the Northwest corner of the Northwest quarter of Sec. 36, Tp. 3 N. Range 7 East of Willamette Meridian, thence 335.75 feet West, thence 1297.36 feet South, thence 335.75 feet East, thence 1297.36 feet North to the place of beginning, containing ten acres, except a strip of 15 feet on the East side of above described tract heretofore dedicated as a road. Also road on West side of the above tract.

On the following terms:

The purchase price of said land is Four Hundred Dollars (\$400.00) of which the sum of Fifty Dollars (\$50.00) has this day been paid as earnest, receipt whereof is hereby acknowledged by the party of the first part, and the further sum of Fifty Dollars when the papers are duly executed and delivered, and One Hundred Dollars on or before the 15th day of May 1920, and One Hundred Dollars on or before the 15th day of May 1921, and One Hundred Dollars on or before the 15th day of May 1922, with interest on deferred payments at the rate of four per cent payable semi-annually, payable at the Bank in Mount Angel, Oregon.

The party of the second part shall pay all taxes and assessments that may be levied or that may accrue on said land from this day.

Said land shall be conveyed by deed of warranty and paid abstract when the purchase price and all due interest shall have been fully paid.

Time is the essence of this contract, and in case of failure of the party of the second part to make any of the payments or to perform any of the covenants on his part, then this contract shall be forfeited and determined at the election of the party of the first part, and the said party of the second part shall forfeit all payments by him made, and the party of the first part shall retain such payments in full satisfaction and liquidation of all damages by him sustained, and the said party of the first part shall have the right to re-enter and take possession of said land and premises and every part thereof.

Signed in duplicate this 17th day of April, 1919.

Witnesses: to signature of  
Ignatz, and

Jos. J. Keber

Gertrude Keber

Witnesses to signature of  
Anna Melvin:

C. R. Thomas

I. S. Patton

Ignaz Wachter

Helena Wachter

Anna Melvin

\$100