

NORTH TO THE PLACE OF BEGINNING, CONTAINING 21. 63 ACRES.

AND THE SAID PARTY OF THE SECOND PART PROMISES AND AGREES TO PAY THERE-
FOR THE SAID SUM OF TWO THOUSAND DOLLARS AS FOLLOWS; \$125.00 PER ANNUM, PAYABLE
QUARTERLY COMMENCING MARCH 1ST 1920, AND CONTINUING UNTIL JANUARY 1ST 1925, AND
THE BALANCE, TO-WIT THE SUM OF \$1375.00 ON THE 1ST DAY OF MARCH 1925; PROVIDED,
THE SAID PARTY OF THE SECOND PART MAY, AT HIS OPTION, PAY THE WHOLE OR ANY PART
OF THE SAID PURCHASE PRICE REMAINING UNPAID, AT ANY TIME DURING THE TERM OF THIS
CONTRACT; AND PROVIDED FURTHER,

THAT NO INTEREST SHALL BE CHARGED UPON DEFERRED PAYMENTS, BUT THE SAID
PARTY OF THE SECOND PART SHALL PAY TO THE SAID PARTIES OF THE FIRST PART, IN LIEU
THEREOF AND IN LIEU OF RENTAL FOR THE SAID PREMISES, THE SUM OF \$75.00 ANNUALLY,
PAYABLE QUARTERLY AT THE DATES ABOVE MENTIONED FOR PAYMENTS OF INSTALLMENTS ON
THE PRINCIPAL.

THE SAID PARTY OF THE SECOND PART SHALL HAVE THE IMMEDIATE POSSESSION
OF THE SAID PREMISES, AND SHALL HOLD AND ENJOY THE SAME AS LONG AS HE SHALL
MAKE THE PAYMENTS AS ABOVE PROVIDED, AND SHALL PERFORM THE CONDITIONS OF THIS
AGREEMENT.

ALL TAXES NOW DUE, OR WHICH MAY ACRUE DURING THE TERM OF THIS CONTRACT
SHALL BE PAID BY THE SAID PARTIES OF THE FIRST PART, AND IN CASE OF FAILURE SO
TO DO THE SAID PARTY OF THE SECOND PART MAY PAY THE SAME AND DEDUCT THE AMOUNT
THEREFROM FROM THE PURCHASE PRICE ABOVE SPECIFIED.

AND THE SAID PARTIES OF THE FIRST PART WILL, IN CASE THE SAID PAYMENTS
SHALL BE MADE AS ABOVE PROVIDED, CONVEY THE SAID PREMISES UNTO THE SAID PARTY OF
THE SECOND PART, HIS HEIRS OR ASSIGNS, BY A GOOD AND SUFFICIENT WARRANT DEED;

IT IS UNDERSTOOD AND AGREED, HOWEVER, THAT THE ESTATE OF THE SAID
JOSEPH RICHARDS, MINOR, CONSISTS OF A ONE-FOURTEENTH INTEREST IN AND TO THE SAID
PREMISES, AND THAT THE SAID SAMUEL S. RICHARDS, AS GUARDIAN, WILL IMMEDIATELY
PETITION THE SUPERIOR COURT FOR SKAMANIA COUNTY, WASHINGTON, FOR AN ORDER OF SALE
FOR THE SAID PREMISES AND INTEREST OF THE SAID MINOR. THE SAID PARTY OF THE
SECOND PART PROMISES AND AGREES TO BECOME A BIDDER AT SUCH SALE AS MAY BE HAD
UNDER SUCH ORDER TO AN AMOUNT OF AT LEAST \$143.00 AND IN CASE HE SHALL BE THE
SUCCESSFUL BIDDER THEREAT, THE SUM SO BID SHALL BE DEDUCTED FROM THE PURCHASE
PRICE HEREINBEFORE MENTIONED AS FOLLOWS; THE SUM OF \$5.00 FROM EACH QUARTERLY
INSTALLMENT, AND THE BALANCE THEREOF FROM THE FINAL PAYMENT TO BE MADE MARCH 1ST
1925. IN CASE THE SALE HAD UNDER SAID ORDER OF COURT OF THE INTEREST OF SAID
MINOR SHALL BE UPON TERMS, THEN AND IN THAT CASE THE DEDUCTIONS TO BE MADE FROM
THE PAYMENTS HEREUNDER SHALL EQUAL THOSE PROVIDED UNDER THE TERMS OF SUCH SALE,
AND SHALL BE TAKEN FROM INSTALLMENTS NEXT FALLING DUE AFTER SUCH PAYMENTS SHALL
BE MADE. SHOULD ANY PERSON OTHER THAN THE SAID PARTY OF THE SECOND PART BECOME
THE PURCHASER OF THE INTEREST OF SAID MINOR AT SAID SALE, THE SAID PARTIES OF
THE FIRST PART WILL CAUSE A PARTITION OF SAID PREMISES TO BE HAD, IN THE MANNER
PROVIDED BY LAW, AND THIS CONTRACT SHALL COVER AND APPLY TO THE PORTION SET ASIDE
TO THE SAID FIRST PARTIES, AS FULLY AS THOUGH THE SAID 1/14 INTEREST HAD NOT
BEEN DEDUCTED; PROVIDED, HOWEVER,

THAT IN SUCH EVENT THE FINAL PAYMENT TO BE MADE HEREUNDER SHALL BE
THE SUM OF \$1225.00 INSTEAD OF THE SUM OF \$1375.00; AND PROVIDED FURTHER,