

THEODORE LINDIS ET UX TO ETHA^{G.}/KLINE

THIS CONTRACT MADE AND ENTERED INTO IN DUPLICATE THIS 30TH DAY OF JUNE, A.D. 1920, BY AND BETWEEN THEODORE LINDIS AND EMMA J. LINDIS, HIS WIFE, OF STEVENSON, WASHINGTON, AS FIRST PARTIES AND ETHA G. KLINE OF SKAMANIA, WASHINGTON, AS SECOND PARTY,

WITNESSETH, THAT THE SAID FIRST PARTIES FOR AND IN CONSIDERATION OF THE COVENANTS AND AGREEMENTS HEREIN CONTAINED, AGREES TO SELL UNTO THE SECOND PARTY ALL THE LAND SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS LOT SIX (6) OF BLOCK EIGHT (8), OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT OF SAID ADDITION NOW ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SAID SKAMANIA COUNTY, STATE OF WASHINGTON, FOR THE SUM OR PURCHASE PRICE OF FIVE HUNDRED TEN (\$510.00) DOLLARS, LAWFUL MONEY OF THE UNITED STATES OF AMERICA, WHICH SECOND PARTY AGREES TO PAY IN THE FOLLOWING MANNER, TO-WIT:

THE SUM OF ONE HUNDRED (\$100.00) DOLLARS IN CASH, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND THE REMAINDER IN MONTHLY INSTALLMENTS AT STEVENSON, WASHINGTON, AS FOLLOWS: AT LEAST THE SUM OF TEN (\$10) DOLLARS ON THE FIRST DAY OF EACH AND EVERY MONTH BEGINNING WITH THE 1ST DAY OF AUGUST, 1920, UNTIL THE WHOLE OF SAID PURCHASE PRICE SHALL BE PAID, AND IN ADDITION THERETO ALL TAXES AND OTHER PUBLIC CHARGES WITH ASSESSMENTS FOR SEWERS AND STREET IMPROVEMENTS WHICH MEY HEREAFTER BECOME LIENS UPON SAID PROPERTY, PROMPTLY BEFORE DELINQUENCY, AND THAT SHE WILL KEEP, THE BUILDING NOW UPON SAID PROPERTY, OR THAT SHALL HEREAFTER BE ERECTED THEREON, INSURED AGAINST FIRE IN THE SUM OF FOUR HUNDRED (\$400.00) IN SOME INSURANCE COMPANY SATISFACTORY TO THE PARTIES OF THE FIRST PART WITH LOSS IF ANY PAYABLE TO FIRST PARTIES AS THEIR INTEREST SHALL APPEAR. ALL OF WHICH SAID PAYMENTS THE SAID SECOND PARTY AGREES TO MAKE AS ABOVE PROVIDED WITH ANNUAL INTEREST AT THE RATE OF SIX PERCENT (6%) PAYABLE SEMI-ANNUALLY.

AND FIRST PARTIES AGREE THAT WHEN FULL PAYMENT SHALL HAVE BEEN RECEIVED THEY WILL CAUSE TO BE EXECUTED AND DELIVERED TO THE PARTY OF THE SECOND PART, A GOOD AND SUFFICIENT WARRANTY DEED TO SAID PREMISES, CONVEYING SAID PROPERTY TO SECOND PARTY HER HEIRS AND ASSIGNS FOREVER.

AND IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT TIME IS THE ESSENCE OF THIS CONTRACT, AND IN CASE THE SECOND PARTY SHALL FAIL TO MAKE THE PAYMENTS ABOVE NAMED, AND EACH OF THEM PUNCTUALLY WITHIN TEN DAYS OF THE TIME LIMIT THEREFOR, OR FAIL TO KEEP ANY OF THE AGREEMENTS HEREIN CONTAINED, THEN THIS CONTRACT SHALL AT THE OPTION OF THE PARTIES OF THE FIRST PART, BECOME NULL AND VOID, AND ALL RIGHTS AND INTEREST CREATED OR THEN EXISTING IN FAVOR OF THE SECOND PARTY AS AGAINST THE FIRST PARTIES HEREUNDER SHALL REVERT TO AND REVEST IN SAID FIRST PARTY WITHOUT ANY ACT OF RE-ENTRY OR ANY OTHER ACT OF THE FIRST PARTIES TO BE PERFORMED AND WITHOUT ANY RIGHT OF THE SAID SECOND PARTY OF RETURN, RECLAMATION, OR COMPENSATION FOR MONIES PAID OR RECEIVED ON ACCOUNT OF THE PROPOSED PURCHASE OR SALE OF SAID PROPERTY AS ABSOLUTELY, FULLY AND PERFECTLY AS THOUGH THIS CONTRACT AND SAID PAYMENTS HAD NEVER BEEN MADE; AND IN CASE OF SUCH DEFAULT ALL PAYMENTS THERE^{of} MADE ON THIS CONTRACT ARE TO BE RETAINED BY AND BELONG TO SAID FIRST PARTIES AS THE REASONABLE RENTAL FOR SAID