

H. H. WEATHERSPOON ET UX TO SAMUEL HOOVER

IT IS HEREBY MUTUALLY AGREED BETWEEN H. H. WEATHERSPOON AND FRONA B. WEATHERSPOON, HIS WIFE PARTIES OF THE FIRST PART AND SAMUEL HOOVER PARTY OF THE SECOND PART, THAT THE PARTIES OF THE FIRST PART WILL SELL TO THE PARTY OF THE SECOND PART, AND THE PARTY OF THE SECOND PART WILL PURCHASE OF THE PARTIES OF THE FIRST PART, THEIR HEIRS, ADMINISTRATORS, EXECUTORS OR ASSIGNS, THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN SKAMANIA COUNTY, WASHINGTON, TO-WIT:

COMMENCING 30 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17 TP. 3 N R 8 E. OF W.M., THENCE EAST 80 RODS, THENCE NORTH 40 RODS, THENCE WEST 80 RODS, THENCE SOUTH 40 RODS TO THE PLACE OF BEGINNING, CONTAINING 20 ACRES.

ALSO; BEGINNING 40 RODS AND 30 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TP 3 N. R 8 E. W.M., THENCE EAST 40 ROD, THENCE NORTH TO WIND RIVER, THENCE WEST ALONG SAID RIVER TO THE NW CORNER OF THE NE $\frac{1}{4}$ OF SAID SEC 17, THENCE SOUTH TO THE PLACE OF BEGINNING.

WITH THE APPURTENANCES THEREUNTO BELONGING, ON THE FOLLOWING TERMS;

1, THE PURCHASE PRICE OF SAID REAL ESTATE IS TWENTY SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$2750.00), OF WHICH THE SUM OF SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$750.00) HAS THIS DAY BEEN PAID AS EARNEST, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED BY THE SAID PARTIES OF THE FIRST PART, AND THE FURTHER SUM OF TWO THOUSAND AND NO/100 DOLLARS TO BE PAID IN INSTALLMENTS OF FIVE HUNDRED DOLLARS ANNUALLY ON THE 1ST DAY OF OCTOBER OF EACH YEAR, COMMENCING OCTOBER 1ST 1920 UNTIL THE WHOLE AMOUNT SHALL HAVE BEEN PAID, TOGETHER WITH INTEREST ON SAID DEFERRED PAYMENTS AT THE RATE OF SEVEN PER CENT PER ANNUM, INTEREST PAYABLE ANNUALLY.

2, THE SAID REAL ESTATE SHALL BE CONVEYED BY A GOOD AND SUFFICIENT DEED TO THE SAID PARTY OF THE SECOND PART WHEN THE SAID PURCHASE PRICE SHALL HAVE BEEN FULLY PAID, AND THE COVENANTS AND AGREEMENTS HEREIN PROVIDED FULLY PERFORMED BY THE SAID PARTY OF THE SECOND PART

3, TIME IS OF THE ESSENCE OF THIS CONTRACT.

4, THE SAID PART.. OF THE SECOND PART SHALL PAY, ON OR BEFORE THE SAME SHALL BECOME DUE AND PAYABLE, ALL TAXES, CHARGES OR ASSESSMENTS THAT MAY HEREAFTER BE LAWFULLY LEVIED AGAINST SAID PROPERTY.

5, THE SAID PARTY OF THE SECOND PART SHALL AND MAY HAVE THE IMMEDIATE POSSESSION OF SAID PREMISES, AND MAY RETAIN THE SAME SO LONG AS HE SHALL FAITHFULLY PERFORM THE CONDITIONS OF THIS CONTRACT, AND NO LONGER AND IN CASE OF THE DEFAULT OF THE SAID PARTY OF THE SECOND PART IN THE PAYMENTS ABOVE SPECIFIED, OR IN THE PERFORMANCE OF ANY OF THE COVENANTS OR AGREEMENTS HEREIN CONTAINED AND TO BE PERFORMED UPON HIS PART, ALL RIGHTS OF SAID PARTIES OF THE SECOND PART HEREUNDER SHALL CEASE, AND ALL PAYMENTS THERETOFORE MADE SHALL BE FORFEITED TO THE SAID PARTIES OF THE FIRST PART; AND THE SAID PARTIES OF THE FIRST PART MAY IMMEDIATELY REENTER SAID PREMISES AND TAKE POSSESSION THEREOF.

IN TESTIMONY WHEREOF THE SAID PARTIES HAVE EXECUTED THESE PRESENTS IN DUPLICATE THIS 27TH DAY OF SEPTEMBER 1919