

DEED RECORD V

SKAMANIA COUNTY, WASHINGTON

JOHNSON-COX COMPANY, PRINTERS, TACOMA, 25814

AS THE "VENDOR" AND A. W. NELSON OF SKAMANIA COUNTY, WASHINGTON, HEREIN REFERRED TO AS THE "VENDEE," WITNESSETH;

FIRST: THAT THE VENDOR WILL SELL AND THE VENDEE WILL BUY THE REAL PROPERTY IN SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PART OF THE ROBBINS DONATION LAND CLAIM No. 38, CERTIFICATE No. 288, BEING PARTS OF SECTIONS 26, 27, 34 AND 35 IN TOWNSHIP 3 NORTH OF RANGE 8 EAST OF WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID ROBBINS D. L. C. FORTY CHAINS SOUTH AND FOUR CHAINS AND SEVENTY LINKS EAST OF THE NORTHEAST CORNER OF SAID SECTION 27, AND RUNNING THENCE SOUTH FORTY CHAINS TO THE SECTION LINE BETWEEN SECTIONS 26 AND 35; THENCE WEST TWENTY CHAINS; THENCE NORTH FORTY CHAINS AND THENCE EAST TWENTY CHAINS TO THE POINT OF BEGINNING, SAID TRACT CONTAINING EIGHTY (80) ACRES, MORE OR LESS, ACCORDING TO THE PUBLIC LAND SURVEY THEREOF; SUBJECT, HOWEVER, TO ALL EXISTING RIGHTS OF WAY FOR THE COUNTY ROADS OF SKAMANIA COUNTY, AT THE AGREED CONSIDERATION OF TWO THOUSAND DOLLARS (\$2000) PAYABLE IN CASH AT THE FOLLOWING TIMES AND IN THE FOLLOWING MANNER, TO-WIT:

\$75.00 UPON THE EXECUTION OF THIS AGREEMENT, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED;

\$325 ON OR BEFORE JULY 31, 1922;
 \$320 ON OR BEFORE DECEMBER 31, 1923;
 \$320 ON OR BEFORE DECEMBER 31, 1924;
 \$320 ON OR BEFORE DECEMBER 31, 1925;
 \$320 ON OR BEFORE DECEMBER 31, 1926;
 \$320 ON OR BEFORE DECEMBER 31, 1927;

WITHOUT INTEREST, AT THE OFFICE OF WIND RIVER LUMBER COMPANY IN PORTLAND, OREGON, OR AT ANY OTHER PLACE WHICH MAY HEREAFTER BE DESIGNATED IN WRITING BY THE VENDOR OR ITS ASSIGNS; WITH THE PRIVILEGE, HOWEVER, UPON THE PART OF THE VENDEE TO PAY ANY GREATER AMOUNT OF THE PURCHASE PRICE AT ANY TIME, TIME BEING OF THE ESSENCE OF THIS AGREEMENT, AND IN EVENT OF THE FAILURE OF THE VENDEE TO MAKE PAYMENTS AS HEREIN SPECIFIED, OR ANY OF THEM, UPON THE DUE DATES THEREOF, HE SHALL FORFEIT ALL RIGHTS UNDER THIS CONTRACT, AND ALL IMPROVEMENTS MADE UPON THE PROPERTY SHALL REVERT TO THE VENDOR.

SECOND: THE VENDEE SHALL PAY ALL TAXES WHICH MAY BE LEVIED OR BECOME DUE FROM THE DATE HEREOF.

THIRD: UPON FULL PAYMENT OF THE PURCHASE PRICE, AS HEREINBEFORE SPECIFIED, THE VENDOR SHALL MAKE AND DELIVER TO THE VENDEE, HIS HEIRS AND ASSIGNS, A WARRANTY DEED TO THE PROPERTY AND AN ABSTRACT OF TITLE SHOWING GOOD MARKETABLE TITLE.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED IN DUPLICATE THIS THE DAY AND YEAR FIRST HEREIN WRITTEN.

WIND RIVER LUMBER COMPANY

BY E. B. HAZEN

VENDOR.

A. W. NELSON

A. W. NELSON, VENDEE

FILED FOR RECORD JULY 30, 1926, AT 11-10 O'CLOCK A.M. BY MRS. THOS UNDERWOOD

Thos A. Underwood
 COUNTY AUDITOR
 BY Edgar J. Underwood DEPUTY