

JOHNSON-COX COMPANY, PRINTERS, TACOMA, 28814

THENCE S. 77° W. 14 RODS 20 LINKS (SET CEDER 3X3X4 FROM WHICH BEARS A RED FIR 48 INCHES IN DIAMETER S. 3° EAST 20 LINKS DIST.) THENCE N 23 RODS 18 LINKS DIST. TO PLACE OF BEGINNING, CONTAINING ONE AND SEVEN TENTHS ACRES.

ONE HUNDRED SIXTY ACRES DESCRIBED AS THE SE $\frac{1}{4}$ OF NE $\frac{1}{4}$ AND THE E $\frac{1}{2}$ OF SE $\frac{1}{4}$ OF SEC. 23 AND THE NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SEC. 24 ALL IN Tp. 3 N. R. 7 E. W.M., SKAMANIA COUNTY, WASHINGTON.

FOR THE SUM OF TWO THOUSAND AND NO/100 (\$2000.00) DOLLARS, OF WHICH THE SUM OF NONE DOLLARS HAS BEEN PAID AT OR BEFORE THE DELIVERY OF THESE PRESENTS.

THE SAID PURCHASE PRICE TO BE ^{PAID} AS FOLLOWS, TO-WIT:

THE SUM OF \$300.00 PAYABLE ON THE FIRST DAY OF NOVEMBER 1928 AND THE BALANCE THEREOF PAYABLE IN INSTALLMENTS OF NOT LESS THAN \$50.00 PER ANNUM, PAYABLE ON OR BEFORE THE FIRST DAY OF NOVEMBER OF EACH YEAR THEREAFTER. WITH INTEREST AT 6%

THE SAID PARTIES OF THE SECOND PART PROMISES AND AGREES THAT THEY WILL PAY THE SEVERAL SUMS OF MONEY, TOGETHER WITH THE INTEREST THEREON, AT THE TIME AND IN THE MANNER ABOVE SPECIFIED, AND THAT THEY WILL SEASONABLY PAY ALL TAXES AND OTHER CHARGES AND ASSESSMENTS HEREAFTER LAWFULLY LEVIED AGAINST THE SAID PREMISES.

THE SAID PARTIES OF THE SECOND PART FURTHER PROMISE AND AGREE THAT THEY WILL NOT COMMIT WASTE UPON SAID PREMISES OR PERMIT THE SAME TO BE COMMITTED THEREON; THAT WILL KEEP THE BUILDINGS THEREON INSURED WITH SOME RESPONSIBLE INSURANCE COMPANY IN THE SUM OF AT LEAST \$....., PAYABLE TO THE PART.. OF THE FIRST PART AS INTEREST APPEARS.

THE SAID PARTIES OF THE FIRST PART COVENANT AND AGREE THAT UPON PAYMENT OF THE SAID SEVERAL SUMS OF MONEY, AND THE INTEREST THEREON, AT THE TIMES AND IN THE MANNER ABOVE SPECIFIED, AND THE FAITHFUL PERFORMANCE OF THE COVENANTS HEREIN CONTAINED BY THE SAID PARTIES OF THE SECOND PART, THEY WILL CONVEY THE SAID PREMISES TO THE SAID PARTIES OF THE SECOND PART BY A GOOD AND SUFFICIENT WARRANTY DEED.

THE SAID PARTIES OF THE FIRST PART FURTHER COVENANT AND AGREE THAT THE SAID PARTIES OF THE SECOND PART MAY HAVE THE IMMEDIATE POSSESSION OF SAID PREMISES, AND ENJOY THE SAME SO LONG AS THEY SHALL MAKE THE PAYMENTS ABOVE SPECIFIED, PUNCTUALLY AND IN THE MANNER HEREIN PROVIDED, AND SHALL KEEP AND PERFORM ALL THE COVENANTS HEREIN CONTAINED, AND NO LONGER; UPON DEFAULT IN THE PAYMENT OF ANY OF THE SAID SUMS OF MONEY, OR INTEREST, OR UPON BREACH OF ANY COVENANT HEREIN CONTAINED, THE SAID PARTIES OF THE FIRST PART MAY IMMEDIATELY ENTER INTO AND TAKE POSSESSION OF SAID PREMISES AND EJECT THEREFROM THE SAID PARTIES OF THE SECOND PART, OR ANY PERSON OR PERSONS HOLDING UNDER THEM AND ALL RIGHTS OF THE SAID PARTIES OF THE SECOND PART HEREUNDER SHALL BE TERMINATED AND ALL PAYMENTS MADE HEREUNDER FORFEITED TO THE SAID PARTIES OF THE FIRST PART; PROVIDED, HOWEVER, SUCH REMEDY SHALL NOT BE EXCLUSIVE, BUT THE SAID PARTIES OF THE FIRST PART, MAY AT HIS OPTION, SUE UPON THIS CONTRACT OR TAKE ANY OTHER ACTION IN THE PREMISES PERMITTED BY LAW.

THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, ADMINISTRATORS, EXECUTORS, AND ASSIGNS OF THE PARTIES HERETO; PROVIDED THAT NO ASSIGNMENT HEREON SHALL BE VALID WITHOUT THE WRITTEN CONSENT OF THE SAID PARTIES OF THE FIRST PART.

TIME IS OF THE ESSENCE OF THIS AGREEMENT.

IT IS UNDERSTOOD AND AGREED THAT THE PAYMENT OF THE TAXES FOR THE YEARS 1926-7 CONSTITUTE THE ONLY MONEY PAYMENT TO BE MADE BY THE PARTY OF THE SECOND PART, PRIOR TO NOV. 1ST 1928 AND THAT SAID TAXES SHALL BE PAID ON OR BEFORE THE SAME SHALL BECOME DELINQUENT AND THAT TIME OF PAYMENT AS AFORESAID IS A MATERIAL CONSIDERATION.

IT IS ALSO UNDERSTOOD AND AGREED THAT THE PROPER UPKEEP AND REPAIR OF SAID