

JOHNSON COX COMPANY, PRINTERS, TACOMA, 19314

section 36 tp 3 N R 7 E W. M., thence northerly along the center line of said Kanaka Creek Road a distance of 430 feet to initial point of tract to be conveyed; thence N 61 degrees 40' E to the center of Kanaka Creek, thence following the center of Kanaka Creek northerly to intersection with the south line of Stevenson Park Addition according to the official plat thereof on file and of record in the office of the County Auditor of Skamania County, Washington, thence west to intersection with the center line of the old survey of Strawberry road, thence westerly along the center line of the old survey of Strawberry road to intersection with the center line of Kanaka Creek Road, thence along the centerline of Kanaka Creek road in a southerly direction to the point of beginning.

for the sum of Two hundred dollars (\$200.00) of which the parties of the second part have paid the sum of \$25.00 leaving a balance of One hundred seventy five dollars (\$175.00) which is payable at the rate of \$25.00 quarterly until paid, commencing November 1st 1927; interest to be paid on deferred installments at the rate of 6% per annum payable annually; provided, that the said parties of the second part may, at their option, pay any installment, or portion thereof, before maturity.

The said party of the second part promises and agrees that he will pay the several sums of money, together with the interest thereon, at the time and in the manner above specified, and that he will seasonable pay all taxes and other charges and assessments hereafter lawfully levied against the said premises.

The said party of the second part further promise and agree that he will not commit waste upon said premises or permit the same to be committed thereon.

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 party of the second part, they will convey the said premises to the said party 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 party of second part may have the immediate possession of said premises, and enjoy the same so long as he 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 party of the second part, or any person or persons holding under them, and all rights hereby conferred 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 their option, sue upon this contract or take such other action in the premises as may be permitted by law.

This agreement shall be binding upon the heirs, executors administrators and assigns of the parties hereto, provided that no assignment shall be valid without the written consent of the parties of the first part.

Time is of the essence of this agreement, and the acceptance of any payment hereunder after the maturity thereof shall not be considered a waiver of this covenant.

IN TESTIMONY WHEREOF, The parties have executed these presents in duplicate the day and year first above written.

Harry Hazard (Seal)

Lottie Hazard (Seal)

George Johnson (Seal)