

## DEED RECORD X

SKAMANIA COUNTY, WASHINGTON

Vendor: Mrs. Nannie J. Thompson  
 Vendees Hilma Michelson  
 Kristina Kumlin

Filed for record May 28, 1934 at 1-24 p.m. by Kristina Kumlin.

*Mabel J. Gasse*  
 Skamania Co. Clerk-Auditor.

#19490

William Sams to Arch M. Sams et ux

It is hereby agreed by and between William Sams (a widower) the vendor and Arch M. Sams and Dorothy A. Sams, husband and wife the purchasers, that the said vendor will sell to said purchasers, their heirs or assigns, and that the said purchasers will purchase the following described lot, tract, or parcel of land situated in Skamania County, State of Washington, to-wit:

Beginning at the southwest corner of the northeast quarter of southeast quarter of section thirty-four (34), township two (2) North, Range Six (6) East of W. M.; thence west 330 feet; thence south 540 feet; thence northeasterly along the meander line of Columbia River to the east line of Lot Two (2) of said Section Thirty-four; thence north 380 feet to point of beginning, containing 3.48 acres.

with the appurtenances thereunto belonging, on the following terms:

1. The purchase price of <sup>said</sup> land is Seven Hundred (\$700.00) of which sum of Ten (\$10.00) Dollars to be paid August 1st, 1933. The sum of \$10.00 on the 1st day of September, 1933, and the sum of Ten Dollars on the 1st day of each and every month thereafter until the total sum of principal shall have been fully paid.

2. Said purchasers agrees to pay all taxes, assessments and impositions levied or assessed against said property subsequent to the date hereof, at the time the same shall become due and payable; also to keep all buildings thereon insured for a sum equal to the deferred payments above specified, in some insurance company satisfactory to said vendor, with loss, if any, payable to said vendor or his assigns as their interest may appear.

3. It is further agreed that no extension of time of payment or waiver of default in the payment of any installment of principal or interest due under this contract shall affect the right of said vendor to require prompt payment of any subsequent installment of principal or interest, or to declare a forfeiture for non-payment thereof.

4. Said purchasers agree to execute, acknowledge and deliver at any time on demand of vendor a mortgage for balance unpaid on this contract, payable in installments as herein before specified, and to assign insurance as security for payment thereof in a sum equal to the face of such mortgage.

5. Said land shall be conveyed by a good and sufficient warranty deed to said purchasers, when said purchase price shall be fully paid, or upon demand of vendor for a mortgage covering the unpaid portion of purchase price.

6. Time is of the essence of this contract, and in case of failure of the said purchasers to make either of the payments or perform any of the covenants on their part, this contract shall be forfeited and determined at the election of the said vendor; and the said purchasers shall forfeit all payments made by them on this contract and all rights acquired hereunder, and such payments shall be retained by the said vendor as liquidated damages, and he shall have the right to re-enter and take possession of said land and premises and every part thereof.

Executed in duplicate this 24th day of July, 1933.

William Sams (seal)  
 Arch M. Sams (seal)  
 Dorothy A. Sams (seal)

STATE OF WASHINGTON )  
 COUNTY OF CLARK) ss