

DEED RECORD X

SKAMANIA COUNTY, WASHINGTON

SICAW & BORDEN CO., PRINTERS, STATIONERS, BOOKBINDERS, SPOKANE 24127

"Beginning at the quarter corner in the west line of Section 32, township 2 North Range 5 East of the Willamette Meridian in Skamania County, Washington thence southerly along the west line of said Section 32 South 2° 22' West 1680.93 feet to an intersection with the center line of the County Road; thence northeasterly along the center line of the County Road to the center line running east and west through said Section 32; thence westerly along said line running east and west through the center of said Section 32 to the quarter corner in the west line of said Section 32, which is the point of beginning, containing 37 acres more or less excepting however all public roads included within the above description."

Seventy-four dollars (\$74.00) is paid on the execution hereof, the receipt of which the vendor hereby acknowledges, and the balance of the purchase price, together with interest thereon at the rate of 6% per annum from this date, the purchasers agree to pay in annual installments of Seventy-four Dollars (\$74.00) each to apply upon the principal and in addition thereto the interest. The first annual installment of principal and interest shall be due and payable at the office of the company, 1000 Board of Trade Building, Portland, Oregon, on April 1, 1935, and a like payment shall be made on the first day of April in each year thereafter until the full amount of principal and interest has been paid. The interest shall be figured annually on the balance of the principal from time to time remaining unpaid. The purchasers shall have the privilege of making larger payments or of paying the entire amount due at any time.

The purchasers agree that they will pay the 1934 taxes upon the above described property and all other taxes and assessments which may be hereafter from the date hereof lawfully assessed or imposed upon said premises before the same become delinquent and they agree not to allow or permit any mechanic's or other liens to become a lien or a charge upon said premises or the improvements thereon. All buildings and improvements now upon said premises and all future buildings or erections that may be placed thereon by the purchasers shall remain and shall not be removed until the full purchase price and interest has been paid. So long as the purchasers are not in default in any of the terms or provisions of this agreement, they shall from and after the date hereof be entitled to the use and possession of said premises.

Upon the purchasers paying the several sums of money above provided faithfully and not later than ten days from the date any such payment shall become due and upon their strictly and literally keeping and performing all and singular the agreements and covenants herein contained, the vendor will execute and deliver to the purchasers, their heirs or assigns, a deed containing full covenants of warranty conveying said premises free and clear of all liens and incumbrances excepting, however, as to any liens, charges or incumbrances that may have been levied, assessed or charged upon or against said premises after the date hereof or that may have been created or suffered by the purchasers.

In the event the purchasers shall fail to make any of the payments aforesaid within ten days after the date upon which any such payments shall become due as herein provided or in the event the purchasers shall fail to keep and perform any of the other terms, covenants or provisions of this agreement, then and in any such event the purchasers shall be in default and the vendor shall be entitled to the immediate possession of said property and all improvements thereon and shall have the option to declare the whole amount unpaid on this contract at once due and payable and shall have the further right (but not to the exclusion of any other legal or equitable remedy the vendor may have and elect to pursue) to declare this agreement null and void upon giving to the purchasers thirty days' notice in writing of the vendor's election to declare this agreement null and void and at the end of said thirty-day period this contract shall (unless said default shall be remedied or made good within said thirty-day period) be absolutely terminated and at an end and in such case all of the right and interest in the above described property hereby created or then existing in favor of the purchasers, their heirs or assigns, or derived