

DEED RECORD X

SKAMANIA COUNTY, WASHINGTON

SHAW & BORDEN CO., PRINTERS, STATIONERS, BOOKBINDERS, SPOKANE 241427

#19817

Minnie L. Morford to Herbert Cooper et al

THIS AGREEMENT, Made and entered into by and between Minnie L. Morford, party of the first part and Herbert Cooper and Opal Cooper, husband and wife, parties of the second part, Witnesseth: That the party of the first part agrees to sell to the party of the second part, and parties of the second part agree to purchase from the party of the first part the following described reap property in Skamania County State of Washington to-wit.

The E $\frac{1}{2}$ of W $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec 36 T 10 S.4 N.R.7 $\frac{1}{2}$ E.W.M.

for the sum of Four Hundred Dollars of which the sum of \$ 15.00 is paid on the date of this agreement, the receipt whereof which is hereby acknowledged by party of the first part. The parties of the second part promise and agree the balance of \$ 385.00 as follows to-wit \$ 25.00 on the first day of December 1934 together with interest at the rate of 6 per cent per annum on the unpaid balance and further payment of \$ 25.00 and interest on the unpaid balance on the first day of July and December of each year untill the whole sum of \$ 385.00 has been paid.

The Party of the second part may have the immediate possession of the said property and may retain the same so long as the terms of this agreement are kept and performed by parties of the second part, but in case of default in payment of the said sums of money at the time the same shall become due and payable, the party of the first part may terminate this agreement and take possession of said premises, and in such case all rights hereunder shall cease and be determined and all payments made hereunder shall be forfeited to the said party of the first part.

All fixtures or buildings shall remain upon and become part of the realty.

It is further provided that parties of the second part shall have the right to pay a larger amount in payments at any time as above provided or to pay all of the unpaid balance at any time during the life of this agreement.

In case the said payments are made at the time and manner as in this agreement provided then in that case party of the first part will make a good and sufficient deed conveying the said property to parties of the second part, their heirs or assigns.

Time is the essence of this agreement.

No assignment of this agreement shall be valid without the written consent of the party of the first part.

In Witness whereof the parties have hereunto set their hands this 15th day of August 1934.

Minnie L. Morford
Party of the first part

Herbert Cooper

Opal Cooper
Parties of the second part.

State of Washington

County of Skamania

I Jos. Gregorius, a Notary Public in and for said County and State do hereby certify that on this 15th day of August 1934 personally appeared before me Minnie L. Morford, to me known to be the person described in and who signed the within instrument and