

DEED RECORD X
SKAMANIA COUNTY, WASHINGTON

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

The party of the first part will sell to the party of the second part and the party of the second part will purchase of the said party of the first the following described real property, to-wit:

The west forty (40) feet of the following described tract of real property, to-wit: Beginning, at a point on the southerly line of the Evergreen highway which is South 81 degrees 00' East 50 feet from a point which is south 1257 feet and west 38.93 feet from the common corner of Sections 15, 16, 21 and 22, in township 2, North of Range 7 East of the Willamette Meridian, and running thence south 81 degrees 00' East, along said highway 100 feet, thence south 9 degrees 00' West 50 feet; thence north 81 degrees 00' West 100 feet; thence north 9 degrees 00' East 50 feet to the place of beginning, said tract being designated as Lot 7, in Block 2, of the unrecorded plat of the town of North Bonneville, all of the same lying and being situated in the County of Skamania, State of Washington.

with the appurtenances thereunto belonging, on the following terms:

First. The purchase price for the said real property is the sum of Three Hundred and Twenty five dollars (\$325.00), of which the sum of One Hundred Dollars (\$100.00) has been paid, receipt whereof is hereby acknowledged by said party of the first part, and the balance thereof shall be payed in monthly installments of not less than Twenty Five Dollars (\$25.00) commencing on the first day of April, 1935, and a like sum to be payed on the first day of each and every month thereafter until the whole sum shall have been paid, together with interest upon unpaid balances at the rate of eight per cent. per annum.

Second. The party of the second part shall pay all taxes and assessments which may be levied or may accrue against said property, or any part thereof, from this day.

Third. The parties of the first part will furnish title insurance on said property, and said land to be conveyed by a good and sufficient deed, containing the usual covenants of warranty, excepting therefrom any liens, incumbrances, taxes or assessments accruing after this date or imposed by the party of the second part; said deed to be made after the final payment as sated above shall have been made.

Fourth. Time is the essence of this contract, and in case of failure on the said party of the second part to make either of the payments or perform any of the covenants on his part, this contract shall be forfeited and determined at the election of the said party of the first part; and the said party of the second part shall forfeit all payments made by him on this contract, and such payments shall be retained by the paid party of the first part in full satisfaction and liquidation of all damages by her sustained; and/she shall have the right to re-enter and take possession of said land and premises, and every part thereof.

Fifth. All buildings and improvements shall be and remain a part of the realty until the whole of the purchase price shall have been paid.

In Witness Whereof, we have hereunto set our hands and seals in duplicate the 27th day of September, 1934.

Grace Rex
Party of the First part
Wellington W. Marsh
Party of the Second Part.

STATE OF OREGON)
COUNTY OF WASHINGTON) ss

I, the undersigned, Notary Public in and for the State of Oregon, duly commissioned and sworn, do hereby certify that on this 28 day of September, 1934, personally appeared before me Grace Rex, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and official seal the day and year first abovewritten.