

DEED RECORD Y
SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss

I, D. J. Forbes, a Notary Public in and for said County and State do hereby certify that on this 22nd day of May, 1935, personally appeared before me Elsie Wigle and Gilbert Foster, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed.

In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial seal affixed) D. J. Forbes-
Notary Public for Oregon, residing at
Portland, My commission expires Nov. 6, 1935.

Filed for record June 3, 1935 at 1-06 p.m. by Grantee.

Mabel J. Rose
Skamania Co. Clerk-Auditor.

#20752 John Ziniker to Mrs. Burt Ferguson

For and in consideration of the premises hereinafter set out, John Ziniker of Rt. 1, Washougal, Washington hereinafter called the seller, agrees to sell, and Mrs. Burt Ferguson hereinafter called the buyer, agrees to buy the following described real estate, situate in the County of Skamania, State of Washington, more particularly described as follows, to-wit:

The northeast quarter of the northeast quarter of the northwest quarter of section seventeen, in township one, north, range five east of the Willamette Meridian, containing 10 acres, more or less.

for the sum of Five Hundred and no/100 (\$500.00) Dollars, Five and no/100 (\$5.00) Dollars, of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged; and Four Hundred ninety five and no/100 (\$495.00) Dollars, with interest at the rate of six per cent. per annum, as follows: Beginning on the 20th day of June, 1935, and on the same day in each and every month thereafter the sum of \$5.00 or more interest on principal remaining unpaid on said day, regardless of loss, destruction or damage to any of the improvements thereon. Interest on this contract to be paid semi annually.

And the buyer hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company, in the sum of \$____, with loss payable to seller and buyer, as their interests appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein contained or shall fail to make the payments aforesaid at the time specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual cove-