

DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

North half of Southwest quarter of Section Twenty-five (25) Township Three (3) North of Range Seven (7) East of the Willamette Meridian.

1. The purchase price of said land is the sum of \$1000.00 of which the sum of \$25.00 has this day been paid, the receipt whereof is hereby acknowledged by the said party of the first part. The balance of said purchase price, to-wit: the sum of \$975.00 shall be paid in monthly installments of \$25.00 each commencing on the first day of February 1925 and payable on the first day of each month thereafter until the whole amount of said purchase price shall have been paid. No interest shall be charged upon deferred installments if paid at or before their maturity but if any installments shall not be paid at maturity it shall bear interest thereafter at the rate of eight per cent per annum.

2. The land above described shall be conveyed to the said parties of the second part, their heirs and assigns upon demand upon full performance of the conditions of this contract and full payment of the purchase price aforesaid, by a good and sufficient Warranty Deed containing the usual covenants of warranty, except as against the acts done or suffered by or through the said parties of the second part.

3. The parties of the second part promise and agree to seasonably pay all taxes or other assessments which may hereafter become due upon said premises, including taxes levied for the year 1924.

4. The parties of the second part promise and agree that they will punctually pay all the installments aforesaid and will faithfully perform all the terms and conditions contained in this contract and that upon failure so to do, the said party of the first part or his successors or assigns may at their option, rescind this contract and immediately declare all unpaid installments due and payable.

5. It is understood and agreed that the stipulations and covenants herein contained are to apply to and bind the heirs, executors, administrators and assigns of the respective parties.

6. No assignment of this contract shall be valid until one half of the purchase price shall have been paid unless consented to by the said parties of the first part in writing.

7. Time is of the essence of this contract.

IN TESTIMONY WHEREOF, The parties hereto have executed these presents in duplicate the day and year first above written.

John C. Wachter
Executor and Trustee of the Last Will
and Testament of Margaretha Wachter,
deceased.

State of Washington)
County of Skamania) ss

I, Raymond C. Sly, a Notary Public in and for said County and State, do hereby certify that on this 14 day of February 1925, personally appeared before me John C. Wachter, Executor of the Estate of the Estate of Margaretha Wachter, and Executor of the Last Will and Testament of Margaretha Wachter, deceased, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

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)

Raymond C. Sly
Notary Public for Washington,
residing at Stevenson therein.

Date	Paym't	Balance	amt of Paym'ts
Jan. 1 1925		\$1000.	
1st	\$25.	975	25.
Feb. 14	25.	950	50.