

## DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

buy the following described real estate, situate in the County of Skamania, State of Washington, more particularly described as follows, to-wit:

The East half of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, Twp. 1, North Range 5 E. W.M. Also,

Commencing at the Northwest corner of the Southwest Quarter of Section 17, Twp. 1, North of Range 5 E. W.M. and running thence East 20 chains, thence South 18 1/2 chains thence due West 14 chains, thence in a Southwesterly direction in a straight line to intersect the West boundary line of said Section 17 at a point 19 chains North of the Southwest corner of said Section 17, thence from this point North 21 chains to the place of beginning, containing 37.75 acres.

for the sum of Ten Thousand and No/100 (\$10,000.00) Dollars, no down payment (\$none) Dollars, of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged; the buyer assumes and agrees to pay Federal Land Bank mortgages on the property totaling \$6,671.53 and to pay the semi annual payments falling due thereon in Feb. June, Aug. and Dec. of each year.

(The seller agrees to give the buyer a deed to the property after \$1500.00 has been paid on the \$3,328.47, and buyer to give mortgage for balance) and Thirty Three Hundred twenty eight and 47/100 (\$3,328.47) Dollars, with interest at the rate of 3 per cent. per annum, as follows: Beginning on the 1st day of June, 1937, and on the same day in each and every sixth month thereafter the sum of \$112.55, or more inc. 3% interest on principal remaining unpaid on said day, regardless of loss, destruction or damage to any of the improvements thereon.

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 times 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 covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

The seller has furnished an abstract of title or policy of title insurance to these premises, which the buyer has examined and found sufficient, and which is to be retained by the seller until the last payment is made; and the seller shall not be called upon to have same brought down to the date of the last payment, but shall pay the costs of such items as are caused by or on account of his acts or acts of his successors in interest.

No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing attached hereto and approved by the seller, and any such assignment shall render this contract voidable at the option of the seller.