

DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

second party agrees to purchase, the following described real estate, situate in the County of _____ State of _____, to-wit:

Lot 14 in Block 4 of the unrecorded plat of North Bonneville.

Beginning at a point on the Southerly line of the Evergreen Highway 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 North 81° 00' West, along said highway, 850 feet; thence North 79° 51' West, along said highway, 250 feet to a point which is the true point of beginning of the tract herein described; and running thence North 79° 51' West, along said highway 50 feet; thence South 10° 09' West 100 feet; thence South 79° 51' East 50 feet; and thence North 10° 09' East 100 feet to the place of beginning, said tract being designated as Lot 14, in Block 4, of the unrecorded plat of the town of North Bonneville, Skamania County, Washington.

For the sum of Five Hundred (\$500.00) Dollars on account of which Fifty (\$50.00) Dollars is paid on the execution hereof (the receipt of which is hereby acknowledged), and the remainder to be paid at Portland, Oregon, with interest at the rate of _____ at the dates and in the amounts as follows:

\$10.00 on the 10 day of March, 1936 and

\$10.00 on the 10 day of each and every succeeding month thereafter until the full amount of Five Hundred (\$500.00) has been paid.

And the second party, in consideration of the premises, hereby agrees that _____ will regularly and seasonably pay all taxes and assessments made for the year 1935 and which are or may be hereafter lawfully imposed on said premises and that all buildings now erected on said premises will be kept insured against fire in an amount not less than _____ Dollars in a company satisfactory to the first party. Policy in favor of first party as _____ interest may appear.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

In case the second party _____ legal representatives or assigns, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the first part shall give unto the second party _____ heirs or assigns, upon request at _____ and upon the surrender of this agreement, an abstract showing marketable title continued as to _____ and a good and sufficient deed of conveyance conveying said premises in fee simple, free and clear of incumbrances, excepting, however, the above mentioned taxes and assessments and all liens and incumbrances created by the second party, or assigns.

But in case the second party shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms, and at the times above specified, or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the first party shall have the right to declare this agreement null and void, and in such case, all the right and interest hereby created or then existing in favor of the second party derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert and revest in the first party without any declaration or forfeiture or act of re-entry, or without any other act by first party to be performed and without any right of the second party of reclamation or compensation for money paid or for improvements made as absolutely, fully and perfectly as if this agreement had never been made.

IN WITNESS WHEREOF, the said parties have hereunto set their hands in duplicate the day and year first above written.

J. H. MacKenzie (Seal)

In presence of _____

Troy L. Mansfield (Seal)