

## DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

(Notarial seal affixed)

Fred J. Stowell  
Notary Public in and for the  
State of Illinois, residing at  
Chicago. My commission expires  
May 1, 1939

Filed for record May 5, 1936 at 8-30 a.m. by U. S. Forest Service.

*Mabel J. Ross*  
Skamania County, Clerk-Aud.

#22237

R. R. Webster et ux to Clyde W. Linville et ux

CONTRACT

IT IS HEREBY AGREED By and between R. R. Webster and Laura L. Webster, husband and wife, parties of the first part and Clyde W. Linville, Jr., and Violet Z. Linville, husband and wife, parties of the second part, that the said parties of the first part will sell to the parties of the second part, and the parties of the second part will purchase of the said parties of the first part, the following described real and personal property, more particularly described as follows:

The North half of Lots 4 and 5 in Block 1 of the Johnson Addition to the Town of Stevenson, and that portion of the vacated street lying immediately North of said property and being 60 feet wide and 100 feet long, beginning at McKinley street and running thence East 100 feet; all of the same lying and being situated in the County of Skamania, State of Washington,

and the following described personal property:

Davenport and chair, Club Chair and Floor Lamp, Windsor Chair and Rocker, Gate Leg Table, Rug 9 by 12 and 3 small rugs, Radio (G. E.) Curtains and Drapes, (curtains throughout the house), Kitchen Stove Wedgewood, 4 Chairs, Table, Desk, Bedroom Suite (Walnut Finish Bed, Vanity, Bench, Chest of Drawers), 3 small rugs, Ice-box, Electric Washing Machine (Savage), Electric Sweeper (G.E.), Lawn Mower and Garden Tools,

with the appurtenances thereunto belonging on the following terms:

1. The purchase price for the said real and personal property is the sum of Nineteen Hundred and Fifty Dollars (\$1950), of which the sum of Five Hundred Dollars (\$500.00) has been paid, receipt whereof is hereby acknowledged by said parties of the first part; and balance thereof to be paid as follows: Fifty Dollars (\$50.00) on the 10th day of June, 1936, and a like sum, namely Fifty Dollars (\$50.00) on the 10th day of each and every month thereafter until the whole thereof shall be paid, together with interest upon the unpaid balance at the rate of 6 percent per annum, payable monthly; and provided that any or all payments may be made in advance.

2. The parties 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. The parties of the second part shall keep in force insurance policies covering the buildings on the above premises and the above described chattels in a total amount not less than Fifteen Hundred Dollars (\$1500.00) with a clause making any loss payable to the parties of the first part, their successors or assigns as their interests may appear.

3. The parties of the first part will furnish title insurance or an abstract covering the above described 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 imposed by the parties of the second part; said deed to be made after the final payments as stated above shall have been made.

4. Time is the essence of this contract, and in case of failure on the said parties of the second part to make either of the payments or perform any of the covenants on their part, this contract shall be forfeited and determined at the election of said parties of the first part; and the said parties of the second part shall forfeit all payments made by them on this contract, and such payments shall be retained by the said parties of the first part in full satisfaction and liquidation of all damages by them sustained; and they shall have the right