

DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year last above written.

(Notarial seal affixed)

A. Burnham
Notary Public in and for the
State of Washington, residing
at Vancouver, therein.

Filed for record May 9, 1936 at 11-30 a.m. by Raymond C. Sly.

Mahaffey
Skamania County, Clerk-Auditor.

#22260 Anna F. Cookman to Eugene Fersen

This Agreement, made in duplicate and entered into this 21st day of April, 1936, by and between Anna F. Cookman, a widow, of Portland, Oregon, her successors, heirs legal representatives or assigns, hereinafter called the Seller and Eugene Fersen, of Washington, D.C., his successors, heirs legal representatives or assigns, hereinafter called the Buyer, WITNESSETH:

That in consideration of the stipulations herein contained and the payments to be made as hereinafter specified, the Seller agrees to sell and the Buyer agrees to purchase the following described real property, situate in Skamania County, State of Washington, to-wit:

The north half (N½) of the northeast quarter (NE¼) and the southwest quarter (SW¼) of Section thirty-two (32), Township two (2) North, Range six (6) East of the Willamette Meridian, Skamania County, Washington;

for the sum of eight hundred dollars (\$800.00), on account of which the sum of one hundred dollars (\$100.00) is paid on the execution hereof, the receipt of which is hereby acknowledged, and the remainder of seven hundred dollars (\$700.00) is to be paid to the Seller at 909 American Bank Building, Portland, Oregon, as evidenced by the promissory note of which the following is substantially a copy:

\$700.00 Portland, Oregon, April 21st, 1936

For value received, I promise to pay to Anna F. Cookman, or order, at Portland, Oregon, Seven Hundred Dollars (\$700.00) in gold coin of the United States of America with interest thereon in like gold coin at the rate of six per cent. (6%) per annum from date until paid, payable in monthly installments as follows: Thirty dollars (\$30.00) on the 1st day of May, 1936, and thirty dollars (\$30.00) on the first day of each and every month thereafter until the whole sum of principal and interest has been paid; and if any of said installments are not so paid, the whole of said principal sum and interest shall become immediately due and collectible; and in case suit or action is instituted to collect this note, or any portion thereof, I promise to pay such additional sum as the Court may adjudge reasonable as attorney's fees in said suit or action.

The Buyer, in consideration of the premises, hereby agrees that he will pay all delinquent and current taxes now due or to become due on said property, and further that all improvements placed thereon shall remain and shall not be removed before final payment has been made on the above described premises.

The Buyer further agrees to keep said premises free from all materialmen or mechanics' liens.

In the event the Buyer fails to pay taxes, interest, liens of any kind or description or other charges that may have priority over the right, title or interest of the Seller, the Seller may pay the same, and any amounts so paid, together with interest thereon at the rate of six per cent. per annum from the date of such payment or payments, shall be added to and become a part of such obligations assumed by the Buyer herein.

In case the Buyer 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 as aforesaid, according to the true intent and tenor thereof, then the Seller shall give to the Buyer, upon request, at Portland, Oregon, and upon the surrender of this agreement, a good and sufficient deed of conveyance conveying said premises in fee simple free and clear of all encumbrances, except as herein stated and except all liens and encumbrances created or permitted by the Buyer.