

## DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

shall have been paid; provided that the party of the second part shall have the privilege of paying a greater amount at any time during the running of this contract, and/or paying the total balance due, in full, at any time hereafter.

And the said party of the second part, in consideration of the premises, hereby agrees that he will regularly and seasonably pay all taxes and assessments which may hereafter be lawfully imposed on said premises.

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

In case the said party of the second part, his legal representatives or assigns shall pay the several sums of money aforesaid, punctually and at the several times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor hereof, then the said parties of the first part will make unto the said party of the second part, his heirs or assigns, upon request, a deed conveying said premises in fee simple, with the ordinary covenants of warranty; excepting however, from the operation and subject matter of said covenants the before-mentioned taxes and assessments, and all liens and incumbrances, created or imposed by said second party or his assigns. And first parties hereby agree to furnish to second party title insurance in the amount of \$1,000.00.

It is further agreed that in case the party of the second part becomes delinquent in his payments as herein provided from more than one month, the said parties of the first part may at their option elect to declare the whole amount of the unpaid purchase price immediately due and payable.

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

It is agreed between the parties hereto that the party of the second part shall have the right to use the water from the well and pumping system owned and operated by the parties of the first part, providing that the said party of the second part shall pay to the first parties a proportionate share of the cost of operating and maintaining said pumping system; and further provided that if a municipal or community water system is put in operation and mains laid adjoining ther herein described property that the parties hereto shall not be bound by this clause and may at their discretion connect to such municipal or community water system.

In Witness Whereof, the said parties of the first and second parts have signed and delivered this agreement in duplicate the day and year first above written.

Joseph S. Storagee  
 Lucille Storagee  
 By Joseph S. Storagee, her attorney in fact.  
 Parties of the First part  
 Chas. Matich,  
 Party of the second part.