

SKAMANIA COUNTY, WASHINGTON

that may have been levied, assessed or charged upon or against said premises after the date hereof or that may have been created or suffered by the purchasers.

In the event the purchasers shall fail to make any of the payments aforesaid within ten days after the date upon which any such payments shall become due as herein provided or in the event the purchasers shall fail to keep and perform any of the other terms covenants or provisions of this agreement, then and in any such event the purchasers shall be in default and the vendor shall be entitled to the immediate possession of said property and all improvements thereon and shall have the option to declare the whole amount unpaid on this contract at once due and payable and shall have the further right (but not to the exclusion of any other legal or equitable remedy the vendor may have and elect to pursue) to declare this agreement null and void upon giving to the purchasers thirty days' notice in writing of the vendor's election to declare this agreement null and void and at the end of said thirty day period this contract shall (unless said default shall be remedied or made good within said thirty day period) be absolutely terminated and at an end and in such case all of the right and interest in the above described property hereby created or then existing in favor of the purchasers, their heirs or assigns, or derived under this agreement, shall utterly cease and determine and the above described property, together with all improvements thereon, shall revert to and revest in the vendor without any other declaration of forfeiture or act of re-entry and without any other act by the vendor to be performed and without any right of the purchasers to claim reclamation of or to receive or recover compensation for any money theretofore paid under the terms of this contract or for any improvements made as absolutely, fully and perfectly as if this agreement had never been entered into.

Any failure of the vendor at any time to terminate and cancel this contract or to exercise any option given it hereunder or to declare a forfeiture thereof as herein provided shall not be considered or construed as a waiver of its right to, at any time in the future exercise any of such rights or options or to declare a forfeiture while such default continues or as a waiver of its right to exercise any of the options or privileges for any subsequent breach of any of the terms or conditions of this contract to be kept and performed by the purchasers.

This contract shall be binding upon the parties hereto and upon their heirs, successors, representatives and assigns.

Time is expressly declared to be of the essence of this agreement.

IN WITNESS WHEREOF, Eastern Investment Company Limited has caused this instrument to be executed by its proper officer thereunto duly authorized and its corporate seal to be hereto affixed and the purchasers have hereunto set their hands all on the day and year first above written.

(No corporate seal affixed)

EASTERN INVESTMENT COMPANY LIMITED,

By H. B. Beckett
Secretary

W. H. Hatfield

Althea Hatfield

Filed for record March 30, 1937 at 10-13 A.M. by Grantee.

Mabel J. Fosse
Skamania County, Clerk-Auditor.

#23875

David Busby to The Public

[illegible]