

DEED RECORD Z

SKAMANIA COUNTY, WASHINGTON

assessed said property subsequent to the date hereof, at the time the same shall become due and payable; also to keep all buildings thereon insured for a sum equal to the deferred payments above specified, in some insurance company satisfactory to said vendors, with loss, if any, payable to said vendors or Their assigns as Their interest may appear.

3. It is further agreed that no extension of time of payment or waiver of default in the payment of any installment of principal or interest due under this contract shall affect the right of said vendors to require prompt payment of any subsequent installment of principal or interest, or to declare a forfeiture for non-payment thereof.

4. Said purchasers agree to execute, acknowledge and deliver at any time on demand of vendors a mortgage for balance unpaid on this contract, payable in installments as herein before specified, and to assign insurance as security for payment thereof in a sum equal to the face of such mortgage.

5. Said land shall be conveyed by a good and sufficient Warranty deed to said purchasers, when said purchase price shall be fully paid, or upon demand of vendors for a mortgage covering the unpaid portion of purchase price. Vendors to give purchasers an Abstract of Title when purchase price shall have been paid.

6. Time is of the essence of this contract, and in case of failure of the said purchasers 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 the said vendors; and the said purchasers shall forfeit all payments made by Them on this contract and all rights acquired hereunder, and such payments shall be retained by the said vendors as liquidated damages, and they shall have the right to re-enter and take possession of said land and premises and every part thereof.

EXECUTED IN DUPLICATE this 19th. day of December, 1936.

Charles Larson (Seal)
Ina Larson (Seal)
Geo. Benson (Seal)
Edna Benson (No) (Seal)

STATE OF WASHINGTON,)
) ss.
County of Clark)

I, L. J. Moody, a Notary Public in and for the State of Washington residing at Washougal do hereby certify that on this 19th day of December, 1936, personally appeared before me Charles Larson and Ina Larson to me known to be the individuals described in and who executed the within instrument and acknowledged that They signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 19th day of December, 1936.

(Notarial seal affixed)

L. J. Moody
Notary Public in and for the
State of Washington, residing
at Washougal.

Filed for record April 20, 1937 at 2-30 p.m. by Grantee.

Mabel J. Osse.
Skamania County, Clerk-Auditor.

#23974

F. N. Kendall by affiant to The Public

STATE OF OREGON)
County of Multnomah) SS

I, Ernest L. Boylen, M. D., being first duly sworn, say: that I am a physician and surgeon, practicing my profession in and residing in the City of Portland, Multnomah County, Oregon.