

DEED RECORD Z

SKAMANIA COUNTY, WASHINGTON

this 3rd day of April, 1937, personally appeared before me Robert W. Sinclair to me known to be the individual described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial seal affixed)

C. D. Ogden
Notary Public in and for the State
of Washington, residing at Tacoma
in said County.

Filed for record April 28, 1937 at 8-00 a.m. by Grantee.

M. J. ...
Skamania County, Clerk-Auditor.

#24007

Wilmina L. Rohrbaugh to Dawson E. Robb

REAL ESTATE CONTRACT

THIS AGREEMENT, made and entered into this 19 day of April, 1937 between WILMINA L ROHRBAUGH hereinafter called the "seller," and DAWSON E. ROBB hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller the following described real estate situate in the County of Skamania State of Washington, to-wit:

All of Lots numbered Forty-Four (44) and Forty-Five (45) of Washougal Riverside Tracts in Skamania County, State of Washington all as shown on the duly recorded Map and Plat thereof on record in said County and State.

with the appurtenances, on the following terms and conditions: The purchase price for said described premises is the sum of Eight hundred Dollars (\$800.00) of which the sum of Ten and no/100 Dollars (\$10.00) has this day been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price in the sum of Seven hundred ninety Dollars (\$790.00) shall be paid as follows:

Ninety Dollars (\$90.00) to be paid on completion of Abstract and Seven Hundred (\$700.00) Dollars to be paid ten (\$10.00) Dollars on each and every month plus 6 per cent interest semi-annually until paid in full. It is specifically understood that the amount may be paid off in full at any time, also agreed that in case of violation of the terms above mentioned that the buyer may forfeit all rights of said contract.

The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

The purchaser assumes all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereon.

The purchaser agrees, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire in some company acceptable to the seller and for the sellers' benefit as interest may appear and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

In case the purchaser shall fail to make any payment hereinbefore provided by the purchaser to be made, the seller may make such payment and any amount so paid by the seller, together with interest thereon from date of payment until repaid at the rate of twelve (12) per cent per annum, shall be repayable by the purchaser on demand, all without prejudice to any other right the seller might have by reason of such default.

The purchaser agrees that full inspection of said described premises has been made and