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Vol Min Page 22218 AFFIDAVIT AFTER FORFEITURE

STATE OF CREGON )sε. County of Klamath)

I, LOUIS F. PERDRIAU, being first duly sworm, depose and say:

That I am the president of Perdriau Investment Corp.; that on March 10, 1986, Perdriau Investment Corp. entered into a contract with Jesse J. Untalan for sale by Perdriau Investment Corp. to said Jesse J. Untalan of the following property situated in Klamath County, Oregon, to-wit:

Lot 7, Block 7, Lot 8, Block 7, and a portion of the Swa SE of co 10 Section 34, Township 36 South, Range 14 EWM, as per Exhibit A attached hereto ₹11 being real property situated near Bly, Klamath County, Oregon, for the sum of \$15,000.00, payable \$1,000.00 down and \$100.00 a month without interest; that on 月13 June 13, 1986, there was a principal balance of \$13,800.00, and that purchaser 14 has made no payments upon said property since that date; that on August 30, 1986, 15 a notice of default was sent to Jesse J. Untalan, purchaser above named, by certified mail, a copy of which notice and receipt are attached hereto, and by this reference incorporated herein; that the unpaid balance upon said purchase price is greater than 75%, and that more than 60 days have expired since the sending and receipt of said notice by said purchaser; that purchaser has made no payments, has requested no extensions of time, nor in any way sought to relieve himself of said default, and that said contract has been forfeited by reason thereof; that said property is not the residence of the purchaser or any other person, nor in the possession of the purchaser or any other person; and that upon the filing of this affidavit, seller will resume possession thereof.

OUIS F. PERDRIAN

SUBSCRIBED AND SWORN to before me on DECEMBER 2nd ,1986

reine J. Lustand VIVIENNE I. HUSTRAD

NOTARY PUBLIC-OREGON My Commission Expans

GLENN D. RAMIREZ BI4 WALNUT STREET KLAMATH FALLS, OREGON 97601 (503) 834-9275 OSB #52091 · CSB #25942

\$17.50

DIMENTAL TO THE PARTY OF THE PA

KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. MULKA and MEDRIETTA M. MULKA, husband and wife,

horolanter called the grantor, for the consideration hereinafter stated, to grantor paid by PERDRIAG INVESTMENT CORP., a California Corporation

the grantee, does hereby great, bargain, sell and convey unto the said grantee and grantee's bairs, successors and , heminattas cartad assigns, that certain real property, with the tenements, haredisaments and appurtenences thereunto belonging or appertaining situated in the County of Klamath and State of Oragon, described as follows, to-wit:
Beginning at a basalt rock set in the ground and marked with a cross, same being 1668 feet West of the Southeast corner of Section 34, Twp. 36 S., R. 14 E.W.M.; thence West 321 feet; thence North 260 feet to the Southwest corner of the tract to be conveyed herein; thence North 50 feet; thence Bast 100 feet; thence South 50 feet; thence West 100 feet to the point of baginning of description of said tract to be conveyed, said tract being 50 feet by 100 feet. EXCEPTING THEREPRON that certain parcel described in deed from Pauline Morton, being the same person as Pauline Wessel und Marion R. Morton, wife and husband, and Narion F. Miller and Beatrice B. Hiller husband and wife, to State of Oregon by and through its State Highway Commission, dated 6/2/51, recorded 7/18/51, in Volume 248 at page 455, Records of Elameth County, Oregon.

HE SPACE INSURINCIBAL, CONTINUE DESCRIPTION ON REPERSE SHALL

To Here and to Hold the same unto the said grantee and grantee's hoirs, successors and sosigns torerer. And said grantor hereby covenants to and with said grantee and grantee's beirs, successors and couples, that granter is lawfully sound in teo simple of the above granted promises, free from all encumbrances. ESCEPT. 1974-75 real property taxes & all future real property taxes & assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land, grames will warrant and lovevor defend the said premises and every part and percel thereof against the lowful clotha

and demands of all persons whomsoever, except those claiming under the above described ensumbrance The true and actual consideration paid for this transfer, stated in terms of dollars, is 8 .... 4,000,00

(NET TOTAL PORT ASTAL (INCIDENCE ASTALLANDS) OF SAT HARMAN ASTALLANDS OF VARIOUS OF SALVANDS ASTALLANDS OF SALVANDS OF SALVAND In construing this deed and where the context so requires, the singular includes the plural and all grammatical

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the granter has executed this instrument this 30th day of September. if a corporate grantor, it has caused its name to be signed and roal affixed by its officers, culy excharized thereto by order of its board of directure.

Soboth While Henritte M. Markton (if emercial by a companies), each empores and

STATE OF OREGON. STATE OF OREGON, County of

D. MULKA 4 MENRIETTA M. MULKA.

each for almost and not one for the other, did not that the borner is the proceedings and the latter is the and the state of t

and that the soil attiend to the foregoing instrument is the corporation, of said corporation and that said instrument was algorized and said and habital of unid corporation by sutherity of its bosed of directors; and such at them acknowledged said bestransport to be its velocity and and dead.

Bota a mer

(OPPICIAL)

My assembles expired 11/25/76

Matery Public for Orages My constituion explose:

PECOANCIES USE

Robert D. & Henrietta M. Mulka 828 Del Morte S. W. Albumerque, B. M. 87105

Perdriau Investment Corp. P. O. Son 341 Siv. Oregon 97622

After prosting plans in Perdriau Investment Corp. as above

tell a Catago to appreciate all has do Perdriau Investment Corp. STATE OF OREGON.

County of ... Klamath ....

I cortify that the within incine ent tree received for record on the lithder of Uctober 19 74 at ...11:31 o'clock h. M., and reported in book ... H. Tu...an page ... 13932 or an tile/real number 93605 Record of Deeds of easid county.

Witness my hand and seed of Exhibit County attined.

m. D. Milne

ACTIVATED TO THE PARTY OF THE P THE STREET, SOME



PERDRIAU INVESTMENT CORP. ACCOUNTING DEPT.

3300 ANDERSON AVENUE

KLAMATH FALLS, OFEGON 97693

August 30, 1986

Dear Jesse:

I tried to phone you, but the phone has been disconnected.

Your account with us for the purchase of three lots in Bly, Oregon is now two months, July and August 1986 delinquent, total due \$200.00.

This letter is official notice of cancellation of your contract with us unless the full amount due, \$200.00 is received in our office within 60 days from September 1, 1986.

Sincerely yours,

Louis & Perdrian

LOUIS F. PERDRIAU

PERDRIAU INVESTMENT CORP.

P.S. If you wait until the end of the 60 days allowed you will owe for September and October also \$200.00 total.

## ·P 490 910 314

## RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED-NOT FOR INTERNATIONAL MAIL

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Filed for re	necember A.D., 19 36 at of	Deeds	ck A M., and dur on Page 22213 Evelyn Sichn,	County Clerk	meth.	
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