

AFFIDAVIT OF DEFAULT AND FORFEITURE

83517

STATE OF OREGON)
)ss.
 County of Klamath)

I, GLENN D. RAMIREZ, being first duly sworn, depose and say:

I am the attorney for FLOY M. MULLINS, seller under Land Sales Contract, dated June 25, 1987, wherein Richard L. Sheppard and Norma G. Sheppard were purchasers, involving Tract 126, Pleasant Home Tracts No. 2, Klamath County, Oregon. On October 13, 1987, Richard L. Sheppard and Norma G. Sheppard were the occupants of said property located at 5220 Cottage Avenue, Klamath Falls Oregon 97603, and Notice of Default and Intent to Declare Forefeiture was mailed to Richard L. Sheppard and Norma G. Sheppard by certified mail, return receipt requested, at said address, and was received by Richard L. Sheppard and Norma G. Sheppard on October 15, 1987, as acknowledged by their signed receipt, attached hereto; that Richard L. Sheppard and Norma G. Sheppard thereafter have moved out and abandoned the property and contract, removing their personal effects from said property, and Norma G. Sheppard has executed a Quitclaim Deed returning the property to the seller, Floy M. Mullins, recorded Vol. M-87, page 22669, Deed Records of Klamath County, Oregon; that attached hereto is a copy of the Notice of Default and the Intent to Declare Forfeiture, which was served by certified mail as aforesaid.

The above-named Richard L. Sheppard and Norma G. Sheppard have not corrected the default, in that they have not made the October 1, 1987 payment, nor any payments since, nor have they tendered any payments since October 1987, and seller, Floy M. Mullins, in accordance with the terms of said contract of sale, has declared forfeiture of purchasers' rights therein. The purchasers were in default in making the payments provided for by said contract in that they failed to make the payment of not less than \$360.00 due October 1, 1987, and failed as

AFFIDAVIT - DEFAULT, FORFEITURE -1-

Ret: GLENN D. RAMIREZ
 214 WALNUT STREET
 KLAMATH FALLS, OREGON 97601
 (503) 884-9275
 OSB #52091 • CSB #25942

\$15.00
 ck.

88 JAN 15 AM 10 03

1 well to make the like payments due on November 1 and December 1, 1987, and
2 January 1, 1988, and the time provided for notice of default under ORS 95.195 (3)
3 (a) has expired and forfeiture hereby enforced as per ORS 93.930.
4
5
6
7

Glenn D. Ramirez
GLENN D. RAMIREZ

8 SUBSCRIBED AND SWORN to before me on JANUARY 15, 1988.
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Vivienne L. Hustead
VIVienne L. HUSTEAD
NOTARY PUBLIC-OREGON
My Commission Expires 3-14-89

GLENN D. RAMIREZ

ATTORNEY AT LAW

514 WALNUT ST. P.O. BOX 383
KLAMATH FALLS, OREGON 97601

TELEPHONE 803 884-9275
884-9219

797

OCTOBER 13, 1987

Mr. and Mrs. Richard L. Sheppard
5220 Cottage Avenue
Klamath Falls, OR 97603

RE: Sheppard/Mullins Land Sales Contract, 6-25-87
PURCHASERS: Richard L. Sheppard & Norma G. Sheppard
SELLER: Floy M. Mullins
Tract 126, PLEASANT HOME TRACTS NO. 2, Klamath County, Oregon

The above contract provides that you will make the monthly payments on the first of the month and that you are in default after 10 days if said payment is not made. To date you have not made the payment due for the month of October, and as Mrs. Mullins is dependent upon these payments to make her own monthly payments, she can not tolerate the delay.

Mrs. Mullins has hereby elected to declare a default under the contract, and unless the payments are caught up in full by January 14, 1988, she will enforce the forfeiture remedy provided in the contract. If the payments are caught up by January 14, 1988, you are notified that late payments will not be accepted thereafter as she has elected to enforce strict compliance with the contract.

Yours very truly,

Glenn D. Ramirez

GLENN D. RAMIREZ

GDR:vh

*Sent by
Certified Mail*

1. ☒ Show to whom delivered, date, and address of addressee.		2. ☐ Restricted Delivery.	
3. Article Number P-487-647-110		Type of Service: ☐ Registered ☒ Certified ☐ Express Mail ☐ Insured ☐ COD	
Always obtain signature of addressee or agent and DATE DELIVERED			
6. Signature of Addressee <i>Richard L. Sheppard</i>		8. Addressee's Address (25¢ if requested and fee paid)	
7. Signature of Agent <i>Glenn D. Ramirez</i>		RE: Mullins/Sheppard	
9. Date of Delivery 10-13-87		OD-8 (STANDARD RATE)	

STATE OF OREGON
County of Klamath ss.

Filed for record at request of:

on this 15th day of Jan A.D. 19 88
at 10:08 o'clock A M. and duly recorded
in Vol. M88 of Deeds Page 795

Evelyn Biehn, County Clerk

By *Glenn D. Ramirez*

Deputy

Fee. \$15.00