

## AFFIDAVIT

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2  
3 STATE OF OREGON )  
4 County of Klamath ) ss

5 I, Glenn D. Ramirez, being first duly sworn, depose and say that I  
6 mailed the foregoing letter (by Certified Mail, Return Receipt Requested)  
7 with description to the lessee, Richard Lee Coleman at 4020 Lucchessi,  
8 Modesto, CA., 95351 as provided in Lease/Option To Purchase, dated  
9 December 30, 1987, wherein Louis V. Schweiger was Landlord and Richard  
10 Lee Coleman was Tenant, regarding the property referred to in Exhibit A,  
11 attached hereto, to terminate rights of Lessee under said Lease Option,  
12 effective November 4, 1988; This 12 day of October, 1988. That the  
13 source said address of Richard Lee Coleman was provided in said lease  
14 option as the place for giving notice to tenants thereon.  
15  
16

17  
18 Glenn D. Ramirez  
GLENN D. RAMIREZ

19 SUBSCRIBED AND SWORN to before me this 12 day of October, 1988.  
20

21 Sue Stevenson  
22 NOTARY PUBLIC FOR OREGON  
23 My commission expires: 9-20-88  
24  
25  
26  
27  
28

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

'88 OCT 12 PM 2 39

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Lot 9 and the Southeasterly 1/2 of Lot 8, HIGHLAND PARK, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 8; thence Southwesterly along the Easterly line of said Lot, 200 feet to the Southeasterly corner thereof; thence Northwesterly along the Southwesterly line of said Lot a distance of 36 feet to a point; thence Northeasterly and parallel with Easterly line of said Lot a distance of 200 feet to a point on the Northeasterly line of said Lot; thence Southeasterly along the Northeasterly line of said Lot a distance of 36 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission in Volume M72, page 1639, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The Northwesterly one-half of Lot 10 of HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission in Volume M72 at page 1639, Microfilm Records of Klamath County, Oregon.

OREGON STATE BAR #32091  
CALIFORNIA STATE BAR #25042

**GLENN D. RAMIREZ**

ATTORNEY AT LAW  
514 WALNUT ST. P.O. BOX 368  
KLAMATH FALLS, OREGON 97601

TELEPHONE 503 884-9275  
884-9219

17158

October 12, 1988

Mr. Richard Lee Coleman  
1420 Luccchessi  
Modesto, CA  
95351

RE: Lease Option: Schweiger/Coleman  
Legal Description - Exhibit A, Attached

You are hereby notified that your check in the sum of \$4,128.00 for rent and supplies was dishonored for Insufficient Funds and that allowing an offset for other payment and supplies, there's a balance of \$3,000.00 due and owing, thereon. In addition, thereto, the Lease rent for August, September and October have not been paid and the premises have been vacant since July 1, 1988, leading to vandalism and damages by third parties. Louis V. Schweiger, as lessor, has hereby elected to declare and does declare your rights under the Lease Option, executed December 30, 1987 in default and terminated, unless the aforesaid rental payments are made on or before November 4, 1988 and the situation described herein corrected. This is pursuant to the terms of said Lease Option and the option will be likewise terminated together with said lease.

Yours very truly,

*Glenn D. Ramirez*  
Glenn D. Ramirez

enclosure

GDR:ss

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Glenn Ramirez  
of Oct. A.D., 19 88 at 2:39 o'clock P.M., and duly recorded in Vol. M88,  
of Deeds on Page 17156.  
Evelyn Biehn  
By Pauline Mullins County Clerk

FEE \$18.00