

NOTICE OF DEFAULT AND FORFEITURE
(Pursuant to ORS Sections 93.905 thru 93.945)

NOTICE IS HEREBY GIVEN that there is a default on the following-described Contract for the sale of real property:

Parties: Klamath Development Company, as Sellers

and Lanny Lee Van Horn and Tamara Lynn Van Horn, as Purchasers

Date: January 5, 1979

Legal Description: See Attached Exhibit "A"

Evidence of said contract is recorded at Volume M 79, page 742 Deed Records of Klamath County, Oregon.

The nature of the default is failure to make payments for period of time to constitute default under the terms of the contract.

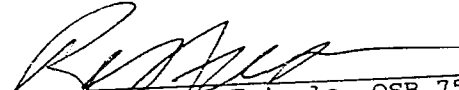
The date after which the contract will be forfeited if the purchaser does not cure said default is May 27 1989.

(The period specified shall be not less than 60 days, when the purchaser has reduced the unpaid balance to an amount greater than 75 percent of the purchase price, 90 days when the purchaser has reduced the unpaid balance to an amount which is more than 50 percent but less than 75 percent of the purchase price or 120 days when the purchaser has reduced the unpaid balance to an amount which is 50 percent or less of the purchase price.)

The name and address for the attorney for the Seller is: Richard Fairclo, 280 Main, Klamath Falls, Oregon 97601.

A copy of this Notice, together with an Affidavit of Mailing shall be recorded.

To be sent by both first class and certified mail with return receipt requested at the last known address or served pursuant to ORCP 7D (2) and 7D (3) to be sent to the purchaser, occupant of the property, any person who has filed of record the request for notice of default, and others shown in title report.


Richard Fairclo, OSB 75114
Attorney for Seller

PROCTOR & FAIRCLO
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

1989 JAN 25 PM 2 01

The following described real estate is located in the County of Klamath, State of Oregon.

Cedar Trails

Lot 6, Block 3, Cedar Trails, Tract 1083, according to the official plat there of on file in the records of Klamath County, Oregon, Together with an undivided one-third interest in that well, pump and pumphouse located on lot 5, Block 3, Tract 1083, Cedar Trails, along with access to said well from Lot 5, for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline, said one-third interest to the above described well and the above described easement shall be for the benefit of said lot 6 and shall run with the land. Also said one-third interest and easement described herein shall be contingent upon the resident of said Lot 6 whoever he or she may be, contributing to one-third the cost of repairing, maintaining and operation said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of said Lot 6 shall be bound by the terms of this conveyance and that their rights in said well, pump and pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo the 25th day
of Jan. A.D., 19 89 at 2:01 o'clock P.M., and duly recorded in Vol. M89,
of Mortgages on Page 1475

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mulken