

AFFIDAVIT OF MAILING SELLER'S NOTICE OF DEFAULT
AND ELECTION TO DECLARE A FORFEITURE

STATE OF OREGON, County of Marion, ss:

I, Mae Wasson, being first duly sworn, depose, say, and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon and a competent person over the age of eighteen years. I gave notice of a default and seller's election to declare a forfeiture by mailing a notice, copy of which is attached hereto, by both first class and certified mail, with return receipt requested, to each of the following named persons at their respective last known addresses, to wit:

Daniel Lee Otto
1885 Portland
Klamath Falls, Oregon 97601

Judy Ann Otto
1885 Portland
Klamath Falls, Oregon 97601

Michael T. Frost
PO Box 11602
Eugene, Oregon 97440

Gail O. Frost
PO Box 11602
Eugene, Oregon 97440

Said persons include the purchaser, any occupant of the property, any person requesting a notice, and any other person with an interest, lien, or claim with respect to the real property described in the contract referred to in the aforesaid Seller's Notice of Default and Election to Declare a Forfeiture.

Each of the notices so mailed was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Salem, Oregon, on May 26, 1989. Each of said notices was mailed at least 60 days before the day fixed in said notice as the time after which the contract would be forfeited.

Copies of receipts showing delivery of Seller's Notice of Default and Election to Declare a Forfeiture, or, if mail containing said notice could not be delivered, a copy of the envelope containing said notice, with United States Postal Service markings showing the reason mail could not be delivered to the addressee, are attached hereto.



Subscribed and sworn to before me this 26 day of May, 1989.

Sharon Robertson
Notary Public for Oregon
My commission expires 10-02-90

AFTER RECORDING RETURN TO:

Department of Veterans' Affairs
Attention Douglas A. Port
700 Summer Street, NE
Salem, Oregon 97310-1201

99 AUG 3 PM 3 52

JUN 13 1989

14355

SENDER: Complete Items 1 and 2 when additional services are desired, and complete Items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery
†(Extra charge)†

3. Article Addressed to:

Gail O. Frost C03610
PO Box 11602
Eugene, Oregon 97440

4. Article Number
36830

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5. Signature - Addressee
X

6. Signature - Agent
X *Michael T. Frost*

7. Date of Delivery
6-12-89

8. Addressee's Address (ONLY if requested and fee paid)
as addressed

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 - DOMESTIC RETURN RECEIPT

SENDER: Complete Items 1 and 2 when additional services are desired, and complete Items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery
†(Extra charge)†

3. Article Addressed to:

Michael T. Frost C03610
PO Box 11602
Eugene, Oregon 97440

4. Article Number
36829

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5. Signature - Addressee
X *Michael T. Frost*

6. Signature - Agent
X

7. Date of Delivery
6-12-89

8. Addressee's Address (ONLY if requested and fee paid)
as addressed

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

14356

JUN 01 1989

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery
↑(Extra charge)↑

3. Article Addressed to:

Judy Ann Otto C03610
1885 Portland
Klamath Falls, Oregon 97355

4. Article Number
36828

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee
X *Judy A. Otto*

6. Signature - Agent
X

7. Date of Delivery
5/31/89

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

MAY 30 1989

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery
↑(Extra charge)↑

3. Article Addressed to:

Daniel Lee Otto C03610
1885 Portland
Klamath Falls, Oregon 97601

4. Article Number
36827

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee
X *Daniel Lee Otto*

6. Signature - Agent
X

7. Date of Delivery
5/27/89

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

C03610

SELLER'S NOTICE OF DEFAULT AND ELECTION TO DECLARE A FORFEITURE
(Pursuant to Oregon Revised Statutes Sections 93.905 to 93.940)

Reference is made to that certain Land Sale Contract between the State of Oregon, represented and acting by the Director of Veterans' Affairs, the Seller, and Michael T. Frost and Gail O. Frost, the Buyer, dated September 7, 1984, recorded September 10, 1984, in Book M-84, at page 15513 (Vendees interest assigned to Daniel Lee Otto and Judy Ann Otto by instrument recorded July 22, 1988, Book M-88, at page 11774, official records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Tax Account No.: 0216527R

The Southwesterly 60 feet of Lot 6, Block 29, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

The mailing address of the above-described property is 1885 Portland, Klamath Falls, Oregon 97601

YOU ARE HEREBY NOTIFIED there is a default by the buyer, with respect to provisions in said contract, which authorize the seller to declare the buyer's rights under the contract to be forfeited, the debt extinguished, and the sums previously paid by buyer to be retained by seller.

Seller does hereby declare buyers rights under said contract forfeited, unless the default is cured. The default for which seller is declaring buyer's rights under said contract to be forfeited is buyer's failure to pay when due the following sums:

Full monthly payments in the amount of \$327 due July 1, 1988, and the first day of each month thereafter through January 1, 1989 (partial payments made).

Monthly payments in the amount of \$329 due February 1, 1989, and the first day of each month thereafter.

The total delinquency is \$1,643.

The unpaid balance on the aforesaid contract is greater than 75 percent of the purchase price.

THE DATE AFTER WHICH SAID CONTRACT WILL BE FORFEITED IF THE BUYER DOES NOT CURE THE DEFAULT IS JULY 31, 1989.

The default can be cured by paying the entire amount due (other than sums that would not be due had no default occurred) together with costs and attorney's fees as provided by law, on or before July 31, 1989.

The name and address of the seller is:

Department of Veterans' Affairs
700 Summer Street, NE
Salem, OR 97310

Dated this 26th day of MAY 1989.

Director of Veterans' Affairs

By

Douglas A. Port
Douglas A. Port

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day
of Aug. A.D., 19 89 at 3:52 o'clock P.M., and duly recorded in Vol. M89
of Mortgages on Page 14354.

Evelyn Biehn County Clerk

FEE \$28.00

By

Pauline Mulbender