

MTL-21870
 LAND SALE CONTRACT FORFEITURE
 NOTICE OF DEFAULT
 (ORS 93.915)

TO: LINDA K. HUFF and DAVID R. BAKKE

THIS IS NOTICE of your default in the terms of your contract with RAYMOND H. ELLIS dated September 4, 1986 and recorded September 17, 1986 in volume M86 on page 16782 of the microfilm records of Klamath County, Oregon. The vendee's interest in said real estate contract was assigned by LINDA K. HUFF by quitclaim deed to DAVID R. BAKKE on January 24, 1988 and recorded February 2, 1988 in volume M88 on page 1551, microfilm records of Klamath County, Oregon. If you fail to cure the defaults specified in this notice within the time specified in this notice, you will lose all your rights in the contract and the property; all sums you have paid under the contract will belong to and will be retained by the person you paid; all your rights to any improvements will be forfeited; and RAYMOND H. ELLIS will become entitled to possession of the property.

NOTICE
 READ THESE PAPERS CAREFULLY!

The real property to which this notice relates is:

The N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The nature of your default is the following:

(1) You ceased making monthly payments in October, 1988. As of October 15, 1989 you have not paid twelve (12) monthly installments of \$90.30 each. You owe payments that were due November 15, 1988 and the 15th day of each month thereafter to the present. As of October 15, 1989 you owe Raymond H. Ellis a total of \$1,083.60 in monthly payments, plus an additional \$90.30 which will become due on the 15th day of each month after October 15, 1989.

(2) You have not paid when due all the real property taxes on the land for the tax years 1986-87 through and including the present tax year. You owe the Klamath County Tax Collector unpaid taxes on this property on these amounts:

1986-1987	\$ 68.06, plus interest
1987-1988	\$ 115.93, plus interest
1988-1989	\$ 115.77, plus interest
1989-1990	a lien, part of which becomes payable November 15, 1989

RETURN: FOSS, WHITTY, LITTLEFIELD & MCDANIEL
 P.O. BOX 1120
 COOS BAY, OR 97420-0299

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(3) In addition to paying the sums or tendering the performance necessary to cure the defaults listed above, you must pay all costs and expenses actually incurred by Raymond H. Ellis in enforcing the contract, including, but not limited to, attorney fees not to exceed \$350.00 and \$175.00 costs of title search.

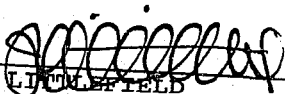
If you do not cure these defaults by February 3, 1990, your rights in the property and the contract will be forfeited in accordance with ORS 93.905 to 93.940.

The name and address of the contract seller is: Raymond H. Ellis, 215 K Street S.W., Quincy, Washington 98848.

The name and address of the attorney for the seller is: Jon Littlefield, Foss, Whitty, Littlefield & McDaniel, 444 North Fourth Street, P. O. Box 1120, Coos Bay, Oregon 97420.

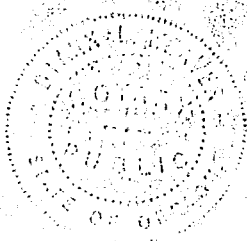
If you have any questions, you should see an attorney immediately.

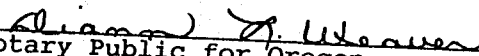
DATED: NOVEMBER 1, 1989.


 JON LITTLEFIELD
 444 North Fourth Street
 P. O. Box 1120
 Coos Bay, OR 97420
 Telephone: (503) 267-2156

STATE OF OREGON)
) ss.
 County of Coos)

This instrument was acknowledged before me on 1st, 1989 by JON LITTLEFIELD. Nov.

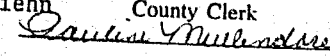



 Notary Public for Oregon
 My Commission Expires: 9-5-93

STATE OF OREGON.
 County of Klamath ss.

Filed for record at request of:

Mountain Title co.
 on this 3rd day of Nov. A.D., 19 89
 at 2:41 o'clock P.M. and duly recorded
 in Vol. M89 of Deeds Page 21284

Evelyn Biehn County Clerk
 By 

Fee, \$13.00

Deputy.

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