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MTC 21870

LAND SALE CONTRACT FORFEITURE AFFIDAVIT
IN ACCORDANCE WITH ORS 93.930(1)

STATE OF OREGON)
) ss.
County of Coos)

I, JON LITTLEFIELD, being duly sworn, depose and say:

I am the attorney for Raymond H. Ellis. Raymond H. Ellis is the seller in a land sale contract dated September 4, 1986 with Linda K. Huff as buyer. Said land sale contract was 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 dated January 24, 1988 and recorded February 2, 1988 in volume M88 on page 1551, microfilm records of Klamath County, Oregon. The real property described in that land sale contract and to which this affidavit pertains 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.

In accordance with ORS 93.915 I prepared and mailed to Linda K. Huff and David R. Bakke on November 1, 1989 a land sale contract forfeiture notice of default. I also caused a true copy of that notice of default to be recorded in the real property records of Klamath County, Oregon in volume M89 at page 21284. I also caused to be recorded an affidavit confirming written notice of default to Linda K. Huff and David R. Bakke by service pursuant to ORCP 7D.(2) and both first-class and certified mail, return receipt requested, in accordance with ORS 93.915(1). That affidavit was

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recorded in the real property records of Klamath County, Oregon in volume M89 at page 21286.

A true copy of the notice of default is attached to this affidavit. The original certificates of mailing of the letters by first class mail to Linda K. Huff in Chemult, Oregon and Reno, Nevada and to David R. Bakke in Chemult, Oregon are attached to this affidavit. True copies of the proofs of mailing of the certified letters to Linda K. Huff and David R. Bakke are also attached to this affidavit. The two certified mailings sent to Linda K. Huff in Chemult, Oregon and the certified mailing sent to David R. Bakke in Chemult, Oregon were received and signed for by Jason Bakke on November 16, 1989 and those return receipts are attached hereto. The first-class mailings sent to those individuals in Chemult, Oregon were not returned to me. The certified and first-class mailings sent to Linda K. Huff in Reno, Nevada were returned to me unclaimed.

Neither Linda K. Huff nor David R. Bakke have cured the defaults under the terms of the land sale contract. The time for curing the defaults prescribed by ORS 93.915 expired on February 3, 1990. The interests of Linda K. Huff and David R. Bakke in the aforementioned land sale contract have been forfeited.

DATED: FEBRUARY 14, 1990.

JON LITTLEFIELD

SUBSCRIBED AND SWORN to before me this 14th day of February, 1990.

Liam J. Weaver
Notary Public for Oregon

My Commission Expires: 9-5-93