

9915  
10233

K-41545  
AFFIDAVIT OF MAILING NOTICE OF DEFAULT

Vol. m90 Page 423

Vol. m90 Page 1114

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS

4424

I, Scott Rone, being first duly sworn,  
depose, say and certify that:

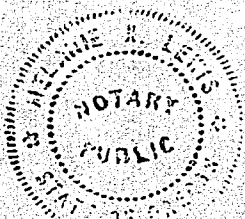
At all times hereinafter mentioned I was and am now a resident of Oregon, a competent person over the age of eighteen years and not the Beneficiary or its successor in interest named in the attached notice of default ("notice") given under the terms of that certain contract of sale made, executed and delivered by RONALD DOW WILLIAMS and PHYLLIS MARIE WILLIAMS, Purchasers, to BETSY GEARY AND BETSY GEARY TRUSTEE OF THE ROLAND W. GEARY TRUST, as Sellers, dated March 3, 1981, and recorded March 11, 1981, in Volume M81, Page 4364, Deed Records of Klamath County, Oregon.

I gave notice by mailing a true copy of the notice by both first class and certified mail with return receipt requested to each of the persons, at their respective last known addresses listed on Exhibit A attached hereto.

Each notice so mailed was certified to be a true copy of the original notice by Kimberly K. Tellin; each true copy of said notice was contained in a sealed envelope with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon, on December 20, 1989.

Scott Rone  
SUBSCRIBED and sworn to before me this 20th day of December, 1989.

Melanie R. Lewis  
Notary Public for Oregon  
My commission expires: 12-30-91



TRUE COPY  
Kimberly K. Tellin

EXHIBIT A

424  
1115  
4425

Ronald Dow Williams  
2110 Grape Street  
Klamath Falls, Oregon 97601

Phyllis Marie Williams  
2110 Grape Street  
Klamath Falls, Oregon 97601

Ronald Dow Williams  
1625 Siskiyou Street  
Klamath Falls, Oregon 97601

Phyllis Marie Williams  
1625 Siskiyou Street  
Klamath Falls, Oregon 97601

Anthony George Peich  
12150-8 Ramona Avenue  
Chino, California 91710

Anthony George Peich  
12930 Central Avenue  
Chino, California 91710

Timothy C. Gerking  
Attorney at Law  
201 W. Main, Suite 5-A  
Medford, Oregon 97501

Carter-Jones Collection Service, Inc.  
c/o Leonard D. Jones  
Registered Agent  
1143 Pine Street  
Klamath Falls, Oregon 97601

Neal G. Buchanan  
Attorney at Law  
601 Main Street, Suite 210  
Klamath Falls, Oregon 97601

Martin Romero  
2631 Crest  
Klamath Falls, Oregon 97601

Patricia Romero  
2631 Crest  
Klamath Falls, Oregon 97601

Oregon Legal Services  
1014 Main  
Klamath Falls, Oregon 97601

Fred Meyer  
6642 Hilton Drive  
Klamath Falls, Oregon 97603

425

1116

4426

Doris Meyer  
6642 Hilton Drive  
Klamath Falls, Oregon 97603

NOTICE OF DEFAULT

426

1117

4427

TO: Mr. Ronald Dow Williams      Mr. Ronald Dow Williams  
2110 Grape Street      1625 Siskiyou Street  
Klamath Falls, Oregon 97601      Klamath Falls, Oregon 97601

Ms. Phyllis Marie Williams      Ms. Phyllis Marie Williams  
2110 Grape Street      1625 Siskiyou Street  
Klamath Falls, Oregon 97601      Klamath Falls, Oregon 97601

We are the attorneys for Betty B. Suehsdorf and Suzanne B. Snyder. On or about March 3, 1981, RONALD DOW WILLIAMS and PHYLLIS MARIE WILLIAMS, as purchasers, executed a contract of sale ("the contract") with BETSY GEARY and BETSY GEARY TRUSTEE of the ROLAND W. GEARY TRUST, as sellers. The contract was recorded March 11, 1981, in Volume M81, Page 4364, Deed Records of Klamath County, Oregon, covering the following-described real property:

Lots 46, 47, 48, 49, 50 and 51B Lakeshore Gardens,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

SUZANNE B. SNYDAL and BETTY B. SUEHSDORF were assigned the seller's interest in the contract by Assignment and Deed dated July 30, 1987, and recorded September 16, 1987, in Volume M87, Page 16824, of said Records.

You are in default under the terms of the contract by virtue of the following:

1. Failure to make the monthly principal and interest installment payments in the amount of \$275 due November 1, 1983, and the first day of each and every month thereafter as required by the contract of sale; and

2. Failure to pay real property taxes for tax years 1984-1985, 1985-1986, 1986-1987, 1987-1988, 1988-1989, and 1989-1990.

The amount in default under the terms of the contract is as follows:

<u>Type of Payment</u>	<u>Number of Payments</u>	<u>Total</u>
Principal and interest installment due the first day of each month from November 1, 1983, to December 1, 1989	74 installments of \$275	\$20,350.00



Advance made for delinquent  
real property taxes

tax years 1984-85,  
1985-1986, 1986-1987,  
1987-1988, 1988-1989,  
1989-1990

4,322.85

427  
1118

4428

TOTAL AMOUNT IN DEFAULT

\$24,672.85

In order to cure the default, you must deliver to us, as attorneys for Suzanne B. Snyder and Betty B. Suehsdorf, on or before March 5, 1990: The amount of \$24,672.85; any additional amount which becomes due prior to the time the default is cured; \$350 for attorneys' fees incurred by Suzanne B. Snyder and Betty B. Suehsdorf in the enforcement of the contract and \$195 as costs of title search. Your payment should be addressed as follows:

Kimberly K. Tellin  
Miller, Nash, Wiener, Hager & Carlsen  
111 S.W. Fifth Avenue, Suite 3500  
Portland, Oregon 97204-3699

YOU ARE HEREBY NOTIFIED THAT IF THE DEFAULT IS NOT  
TIMELY CURED, THE LAND SALES CONTRACT WILL BE FORFEITED AFTER  
MARCH 5, 1990.

If you do not dispute the amounts stated in this notice of default within 30 days following the date of this letter, the amounts provided to us by the creditor, Suzanne B. Snyder and Betty B. Suehsdorf, will be presumed to be valid. If you do dispute an amount, you must send a written statement to us within 30 days explaining the discrepancy with particularity. We will then attempt to provide verification of the amounts to you within 30 days of receipt of your written statement.

If you have any questions concerning this forfeiture, please call Deborah Lewis at (503) 224-5858.

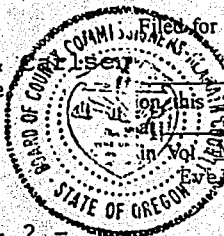
Dated: December 20, 1989.

*Kimberly K. Tellin*  
Kimberly K. Tellin

TRUE COPY  
*Kimberly K. Tellin*

STATE OF OREGON, ss.  
County of Klamath

Return to: Deborah Lewis  
Miller, Nash, Wiener, Hager &  
111 S.W. Fifth Avenue  
Portland, Or. 97204



Filed for record at request of:

Klamath County Title Co.

on this 18th day of Jan A.D., 19 90  
at 3:45 o'clock P.M. and duly recorder  
in Vol. M90 of Mortgages Page 423  
Evelyn Biehn County Clerk  
By *Deborah Lewis* Deputy

- 2 -

Fee, \$28.00

INDEXED Deputy

D ✓ LV

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day  
of Jan A.D., 19 90 at 9:52 o'clock AM and duly recorded in Vol. M90  
of Deeds on Page 1114  
Evelyn Biehn County Clerk  
By *Deborah Lewis*

FEE none

INDEXED  
D ✓ LV

Re-recorded to correct book.