

35538

Vol. m91 Page 20224

K-43207

DECLARATION OF FORFEITURE

STATE OF OREGON)

County of Klamath)

ss.

I, JAMES R. UERLINGS, being first duly sworn depose and say that I am the attorney for Bank of California, as Trustee, Seller under a Contract between said parties as vendor, and Ivan K. Tandal, Sr. & Angeline L. Tandal, as Purchasers. Said Contract was recorded 12-3-82, in Volume M82, page 17001, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 15 and 16 in Block 22, Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with all improvements on said real property presently existing or which may be hereafter added to said property.

A NOTICE OF DEFAULT AND FORFEITURE OF CONTRACT was mailed by first class mail and certified mail, return receipt requested to Purchaser on June 17, 1991. Copies of said NOTICE AND PROOF OF MAILING of said NOTICE are attached hereto.

The defaults of the Purchaser under the terms of the contract were not cured with the time period provided in ORS 93.915 and the contract has been forfeited.

James R. Uerlings
JAMES R. UERLINGS #76030

SUBSCRIBED AND SWORN to before me this 2 day of October, 1991.

Shirley F. Hamer
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9-10-93

AFTER RECORDING RETURN TO:
James R. Uerlings
110 North Sixth Street
Klamath Falls, Oregon 97601

91 OCT 4 11 27

Seller under the Contract described below declares Purchaser is in default for the reasons set forth herein under ORS 93.905 through 93.945.

20225

1. DESCRIPTION OF CONTRACT:

(A) PURCHASER: IVAN K. TANDAL, SR., & ANGELINE L. TANDAL

(B) SELLER: THE BANK OF CALIFORNIA, N.A., as Trustee

(C) CONTRACT RECORDED: 12-3-82, vol. M82, Page 17001. Deed of records of Klamath County, dated 11-23-81

(D) AMOUNT AND TERMS OF CONTRACT: \$12000. \$1200 down, balance of \$18595.20 at \$154.96 per month starting 1-15-82 until paid including 12% interest per annum.

(E) PROPERTY COVERED BY CONTRACT: Lot(s) 15 and 16 in Block 22, Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2. NATURE AND AMOUNT OF DEFAULT: Failure to pay: (A) 72 regular monthly payments at \$154.96 or a total of \$11157.12. (B) Real property taxes in the sum of \$1135.15 plus interest to date.

3. SUM OWING ON OBLIGATION: Principal balance of \$9503.32 with interest at 12% percent per annum from 6-26-84, plus taxes, attorney fees, and foreclosure costs.

4. DATE AFTER WHICH CONTRACT FORFEITED IF DEFAULT NOT CURED: 9-30-91

Unless the default is cured as set forth in paragraph 5 of this Notice, the Purchaser and all persons claiming through the Purchaser shall have no further rights in the contract or the property and no person shall have any right to redeem the property. All sums previously paid under the contract by or on behalf of the Purchaser shall belong to and be retained by the Seller or other person to whom paid under the terms of the contract.

5. CURE OF DEFAULT TO AVOID FORFEITURE:

Notice is given that forfeiture may be avoided under the Contract by curing the default(s) by payment of the entire amount due, other than such portion of principal as would not then be due had no default occurred, and tendering performance of other obligations in default, together with costs and expenses actually incurred in enforcing the contract on or before 9-30-91. AMOUNT TO CURE: \$12910.27 as of 4-30-91.

6. NAME AND ADDRESS OF SELLER'S ATTORNEY: (Address to Remit Payment)

James R. Uerlings, BOIVIN, JONES & UERLINGS
110 N. Sixth Street, Suite 209
Klamath Falls, OR 97601

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

JAMES R. UERLINGS OSB #76030
Attorney for Seller

STATE OF OREGON

County of Klamath

ss.

On this 14th day of June, 1991, personally appeared before me the above named JAMES R. UERLINGS and acknowledged the above to be his voluntary act and deed.

NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-11-94

PROOF OF MAILING NOTICE OF DEFAULT AND FORFEITURE OF CONTRACT

STATE OF OREGON

COUNTY OF KLAMATH

I, James R. Uerlings, being first duly sworn, depose and say: That I am the attorney for The Bank of California, N.A., Seller under a Contract between said parties, The Bank of California, N.A., as Trustee, and IVAN K. TANDAL, SR., & ANGELINE L. TANDAL, as buyer. The contract was recorded 12-3-82, in Volume M82, Page 17001, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot(s) 15 and 16 in Block 22, Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with all improvements on said real property presently existing or which may be hereafter added to said real property.

I hereby certify that I mailed by first class mail and by certified mail, return receipt requested a copy of the attached NOTICE OF DEFAULT AND FORFEITURE to the persons listed below, on the date and to the address indicated which was the last known address to the Seller, by placing said NOTICE in a sealed envelope with postage fully paid thereon, and depositing the same in the United States Mail.

IVAN K. TANDAL, SR. & ANGELINE L. TANDAL
92-742 NENELEA STREET
EWA BEACH, HI 96706

Dated this 14th day of June, 1991.

JAMES R. UERLINGS

SUBSCRIBED and SWORN to before me this 17th day of June, 1991.

NOTARY PUBLIC FOR OREGON
My commission expires: 1-11-94

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of KCTC the 17th day
of June A.D. 19 91 at 1:23 o'clock P. M. and duly recorded in Vol. M91
of Mortgages on Page 11479
Evelyn Biehn County Clerk

FEE

\$8.00

INDEXED

By

20226

<p>SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.</p> <p>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.</p> <p>1. <input checked="" type="checkbox"/> Show to whom delivered, date, and addressee's address. (Extra charge) 2. <input type="checkbox"/> Restricted Delivery (Extra charge)</p>	
<p>3. Article Addressed to:</p> <p>Ivan Tandal Sr Angeline L. Tandal 92-742 Neneles St Evan Beach Hi 96706</p>	<p>4. Article Number</p> <p>P335 310 259</p>
<p>5. Signature — Address</p> <p>X</p>	<p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p>
<p>6. Signature — Agent</p> <p>X <u>Ivan K. Tandal</u></p>	<p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>7. Date of Delivery</p> <p>4/21/91</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>PS Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT</p>	

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ KCTC _____ the _____ 4th _____ day
of _____ October _____ A.D., 19 91 at 11:28 o'clock A. M., and duly recorded in Vol. M91
of _____ Mortgages _____ on Page 20224.

Evelyn Biehn, County Clerk
By Pauline Mueller

FEE \$18.00