

35547

Vol. 1991 Page 20251

K-43208

DECLARATION OF FORFEITURE

STATE OF OREGON)
) ss.
County of Klamath)

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 James F. Fletcher, as Purchaser. Said Contract was recorded 12-3-82, in Volume M82, page 16941, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 12, 13 & 14 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.

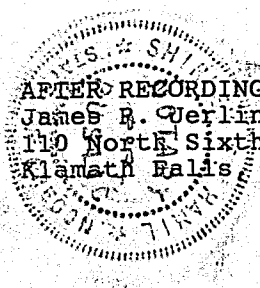
James R. Uerlings
JAMES R. UERLINGS #76030

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

Shirley F. Hamil
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9-12-92

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



91 OCT 9 AM 11 28

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

20252

1. DESCRIPTION OF CONTRACT:

(A) PURCHASER: JAMES F. FLETCHER

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

(C) CONTRACT RECORDED: 12-3-82, vol. M82, Page 16941, Deed of records of Klamath County, dated 5-27-81

(D) AMOUNT AND TERMS OF CONTRACT: \$19800. \$2000 down, balance of \$30,646.80 at \$255.39 per month starting 7-29-81 until paid including 12% interest per annum.

(E) PROPERTY COVERED BY CONTRACT: Lot(s) 12, 13 & 14 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) 77 regular monthly payments at \$255.39 or a total of \$19665.03. (B) Real property taxes in the sum of \$2270.30 plus interest to date.

3. SUM OWING ON OBLIGATION: Principal balance of \$15895.02 with interest at 12% percent per annum from 3-31-84, 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: \$2573.33 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

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

James R. Uerlings
JAMES R. UERLINGS OSB #76030
Attorney for Seller

STATE OF OREGON)

County of Klamath) ss.

On this 14 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.

[Signature]
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) ss.

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 JAMES F. FLETCHER, as buyer. The contract was rec'd 12-3-82, in Volume M82, Page 16941, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot(s) 12, 13 & 14 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.

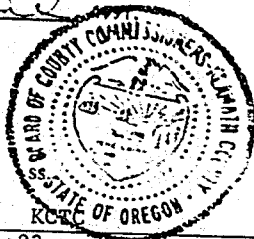
JAMES F. FLETCHER
5 FLAGSTONE COURT
GERMANTOWN, MO 20874-2231

Dated this 14 day of June, 1991.

James R. Uerlings
JAMES R. UERLINGS

SUBSCRIBED and SWORN to before me this 17 day of June

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



STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of _____ the _____ day
of June A.D. 19 91 at 1:23 o'clock P. M., and duly recorded in Vol. M91
of _____ Mortgages _____ on Page 11476

FEE

\$8.00

INDEXED

Evelyn Biehn

By [Signature] County Clerk

<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 type="checkbox"/> Show to whom delivered, date, and addressee's address. 2. <input type="checkbox"/> Restricted Delivery (Extra charge)</p>	
<p>3. Article Addressed to:</p> <p><i>James Fletcher</i> <i>5 Flagstone CT</i> <i>Germanatown MO 20874-2231</i></p>	<p>4. Article Number</p> <p><i>P 335 310 262</i></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>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature - Address</p> <p><i>X</i></p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature of Agent</p> <p><i>X</i> <i>Carol R. Polley</i></p>	
<p>7. Date of Delivery</p> <p><i>9/20/91</i></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 1991 A.D., at 11:28 o'clock A. M., and duly recorded in Vol. M91
of Mortgages on Page 20251

Evelyn Biehn. County Clerk

By Danise Miller

FEE \$18.00