

35550

Vol. m91 Page 20260

K-43206

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 Edd Devoe, as Purchaser. Said Contract was recorded 12-3-82, in Volume M82, page 17016, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 11 in Block 23, 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 28 day of October, 1991.

Shirley F. Hamill
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

28
11
AM
OCT 19 1991

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

20261

1. DESCRIPTION OF CONTRACT:
 - (A) PURCHASER: EDD DEVOE
 - (B) SELLER: THE BANK OF CALIFORNIA, N.A., as Trustee
 - (C) CONTRACT RECORDED: 12-3-82, vol. M82, Page 17016, Deed of records of Klamath County, dated 6-25-81
 - (D) AMOUNT AND TERMS OF CONTRACT: \$5900. \$600 down, balance of \$9126.00 at \$76.05 per month starting 8-22-81 until paid including 12% interest per annum.
 - (E) PROPERTY COVERED BY CONTRACT: Lot(s) 11 in Block 23, 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) 82 regular monthly payments at \$76.05 or a total of \$6237.05. (B) Real property taxes in the sum of \$992.88 plus interest to date.
3. SUM OWING ON OBLIGATION: Principal balance of \$4686.31 with interest at 12% percent per annum from 7-27-83, 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: \$7847.93 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

On this 12 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

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 EDD DEVOE, as buyer. The contract was recorded 12-3-82, in Volume M82, Page 17016, Deed Records, Klamath County, Oregon, covering the following described real property

Lot(s) 11 in Block 23, 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.

EDD DEVOE
3326 SO. HORNET BAY
LAKE HAVASU CITY, AZ 86403

Dated this 17 day of June, 1991

JAMES R. UERLINGS

SUBSCRIBED and SWORN to before me this 17 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 1:22 o'clock P. M. and duly recorded in Vol. M91
of _____ Mortgages _____ on Page 11459

FEE \$8.00

Evelyn Biehn County Clerk

By Daniel M. M. M. M.

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SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
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.

1. ☐ Show to whom delivered, date, and addressee's address. (Extra charge)
2. ☐ Restricted Delivery (Extra charge)

3. Article Addressed to: FEE DUOE 3826 So. HOKNET Bay LAKE HAVASU Cty, AZ 86403	4. Article Number P115 654 202
5. Signature — Address X <i>[Signature]</i>	Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
6. Signature — Agent X	Always obtain signature of addressee or agent and DATE DELIVERED.
7. Date of Delivery 6-18-91 <i>[Signature]</i>	8. Addressee's Address (ONLY if requested and fee paid) _____

PS Form 3811, Mar. 1988

* U.S.G.P.O. 1988-212-865

DOMESTIC RETURN RECEIPT

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 20260

FEE \$18.00

Evelyn Biehn County Clerk

By *[Signature]*