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K-43547
AFFIDAVIT OF MAILING

Vol. m91 Page 21385

NOTICE OF DEFAULT UNDER REAL ESTATE CONTRACT

STATE OF WASHINGTON)
County of Clark) ss.

I, BARBARA GREENE, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Washington, and over the age of eighteen years, and am not a party in the attached original "Notice of Default Under Real Estate Contract."

That on October 8, 1991, and at the direction and under the supervision of the Attorney and Agent for the Seller, I gave notice of default under the terms of the Real Estate Contract identified in the attached "Notice of Default Under Real Estate Contract" by mailing two copies thereof by first class mail and by mailing two copies by certified mail, with return receipt requested, to each of the following named persons at their respective addresses, to wit:

HOWARD J. MILEM and FLORA M. MILEM
1713 Lexington Street
Klamath Falls, OR 97601

Each of the notices so mailed was a true copy of the original "Notice of Default Under Real Estate Contract," each copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail at Vancouver, Washington.

Barbara Greene
Affiant - BARBARA GREENE

SUBSCRIBED AND SWORN to before me this 8th day of October, 1991.

Ann March
NOTARY PUBLIC in and for the State
of Washington, residing at Vancouver.
My Commission expires: 10/1/94

Return to: Kolleen K. Sebbby
613 E. McLoughlin Blvd.
Vancouver, Wanshington 98663-3358

NOTICE OF DEFAULT UNDER
REAL ESTATE CONTRACT

21386

TO: HOWARD J. MILEM
1713 Lexington Street
Klamath Falls, OR 97601

FLORA M. MILEM
1713 Lexington Street
Klamath Falls, OR 97601

I

Seller: American Equities, Inc.
404 E. 15th St.
Vancouver, WA 98663

Attorney: Kolleen K. Sebby
Greenen & Sebby
613 E. McLoughlin Blvd.
Vancouver, WA 98660
(206) 694-1571

You are hereby notified that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

II

Description of the Contract: Contract dated July 24, 1981, recorded August 5, 1981 in Volume M81, Page 13979, records of Klamath County, Oregon, and re-recorded on February 17, 1982 in Volume M82, Page 2056, records of Klamath County, Oregon, between Samuel S. Shaw and Daisy M. Shaw, husband and wife, Sellers, and Howard J. Milem and Flora M. Milem, husband and wife, Purchasers. The seller's interest in said contract was assigned to American Equities, Inc., a Washington corporation, by instrument recorded September 20, 1990 in Volume M90, Page 18976, records of said county, and a partial assignment of seller's interest to Charlotte Elhard, recorded January 22, 1991 in Volume M91, Page 1301, records of said county.

III

Legal Description of the Property:

Lot 5 in Block 25, Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the easterly 100 feet thereof.

IV

Description of Each Default Under the Contract on Which this Notice is Based:

Failure to pay real property taxes as follows:

1988 Real Property Taxes, not including penalty and interest	\$ 395.29
1989 Real Property Taxes, not including penalty and interest	427.91
1990 Real Property Taxes, not including penalty and interest	<u>395.69</u>
	\$1218.89

NOTICE OF DEFAULT UNDER
REAL ESTATE CONTRACT - 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 11th day of Oct. A.D., 19 91 at 2:25 o'clock P. M., and duly recorded in Vol. M91 of Deeds on Page 21385.

FEE \$33.00

Evelyn Biehn County Clerk

By Daniel J. Williams