

36770  
35554

Vol. m91 Page 22799  
Vol. m91 Page 20272

K-43203

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 David Oscar Calderon & Patricia Forwood, as Purchasers. Said Contract was recorded 12-3-82, in Volume M82, page 17067, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 14 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.

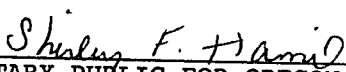
Together with all improvements on said real property presently existing or which may be hereafter added to said property.

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.

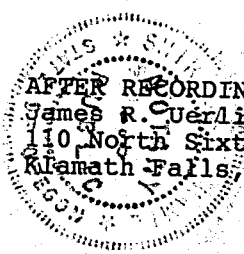
  
JAMES R. UERLINGS #76030

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

  
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



82 OCT 21 1991

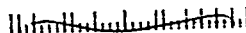
DIVIN, JONES & UERLINGS  
ATTORNEYS AT LAW  
110 N. SIXTH STREET  
TILLAMOOK FALLS, OREGON 97601-0215

RECEIVED JUL - 1 1991

Robert M. Carroll  
66-303 #403 Haleiua Road  
Haleiua, HI 96712

*forwarding time  
expired*

DELIVERABLE  
ADDRESSED  
BUT NOT FORWARDED  
RETURN TO SENDER

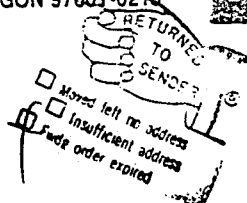


DIVIN, JONES & UERLINGS  
ATTORNEYS AT LAW  
110 N. SIXTH STREET  
TILLAMOOK FALLS, OREGON 97601-0215

CERTIFIED

P 118 554 196

MAIL



Robert M. Carroll  
66-303 #403 Haleiua Road  
Haleiua, HI 96712

*forwarding time  
expired*

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 4th \_\_\_\_\_ day  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 91 at \_\_\_\_\_ o'clock \_\_\_\_\_ A. M., and duly recorded in Vol. \_\_\_\_\_ M91  
of \_\_\_\_\_ Mortgage of \_\_\_\_\_ on Page \_\_\_\_\_  
Evelyn Biehn County Clerk  
By Quinn / Mulholland

FEE \$18.00

INDEXED

D. V. I.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title Co. \_\_\_\_\_ the \_\_\_\_\_ 31st \_\_\_\_\_ day  
of \_\_\_\_\_ Oct. \_\_\_\_\_ A.D., 19 91 at \_\_\_\_\_ 9:40 \_\_\_\_\_ o'clock \_\_\_\_\_ A. M., and duly recorded in Vol. \_\_\_\_\_ M91  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_  
Evelyn Biehn. County Clerk  
By Quinn / Mulholland

FEE none

(Being Re-Recorded to put in Deed Records)

Seller under the Contract described below declares Purchaser is in default for the reasons set forth herein under ORS 93.006 through 93.945.

22737  
20270

1. DESCRIPTION OF CONTRACT:

- (A) PURCHASER: ROBERT M. CARROLL  
(B) SELLER: THE BANK OF CALIFORNIA, N.A., as Trustee  
(C) CONTRACT RECORDED: 12-3-82, vol. M82, Page 17025, Deed of records of Klamath County, dated 6-12-82  
(D) AMOUNT AND TERMS OF CONTRACT: \$6000. \$300 down, balance of \$10621.20 at \$88.51 per month starting 8-30-82 until paid including 14% interest per annum.  
(E) PROPERTY COVERED BY CONTRACT: Lot(s) 33 in Block 24, 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) 73 regular monthly payments at \$88.51 or a total of \$6460.25. (B) Real property taxes in the sum of \$1064.18 plus interest to date.  
3. SUM OWING ON OBLIGATION: Principal balance of \$5290.20 with interest at 14% percent per annum from 6-12-84, 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: \$8142.43 as of 4-30-91.  
6. NAME AND ADDRESS OF SELLER'S ATTORNEY: (Address to Remit Payment)

22 Ret- 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 13 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 ROBERT M. CARROLL, as buyer. The contract was recorded 12-3-82, in Volume M82, Page 17025, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot(s) 33 in Block 24, 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.

Ret. ROBERT M. CARROLL  
66-303 #403 HALEIUA ROAD  
HALEIUA, HI 96712

Dated this 17 day of June, 1991.

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

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

JAMES R. UERLINGS

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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 11455.

FEE \$8.00

INDEXED

Evelyn Biehn County Clerk

By Carolee Mulindor