

STATE OF OREGON

DECLARATION OF FORFEITURE

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, under a Contract between said party as vendor, and Jacob Figaroa & Mary V. Figaroa, as Purchasers. Said Contract was recorded 12-3-82, in Volume M82, page 16893, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 15 & 16 in Block 17, Mt. Scott Meadows Subdivision, 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 October 1, 1992. 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 within 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 14th day of December, 1992.

Shirley E. Hamil
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-18-98

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

NOTICE OF DEFAULT AND FORFEITURE

29849

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

1. DESCRIPTION OF CONTRACT:

(A) PURCHASER: Jacob Figaroa & Mary V. Figaroa
(B) SELLER: THE BANK OF CALIFORNIA, N.A., as Trustee
(C) CONTRACT RECORDED: 12-3-82, vol. M82, Page 16893, Deed of records of Klamath County, dated 12-19-81
(D) AMOUNT AND TERMS OF CONTRACT: \$12,000.00. \$2,400.00 down, balance of \$ 9,600.00 at \$ 132.28 per month starting 2-15-82 until paid including 11% interest per annum.
(E) PROPERTY COVERED BY CONTRACT: Lots 15 & 16 in Block 17, Mt. Scott Meadows Subdivision, Tract 1027, 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) 85 regular monthly payments at \$132.28 per month for a total past due of \$11,243.80, plus (B) Real property taxes advanced by seller in the sum of \$2,205.09 (C) plus interest to date of payment.

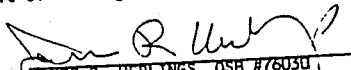
3. SUM OWING ON OBLIGATION: Principal balance of \$7,858.09 with interest at 11% percent per annum from 1-13-85, plus taxes, attorney fees, and foreclosure costs.

4. DATE AFTER WHICH CONTRACT FORFEITED IF DEFAULT NOT CURED: 12-14-92
Unless the default is cured as set forth in paragraph 5 of this Notice, after 12-14-92 the Purchaser and all persons claiming through the Purchaser shall have no further rights in the contract on the property and no person shall have any right to redeem the property; and 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.

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 12-14-92. AMOUNT TO CURE: \$14,078.89, plus interest until paid.

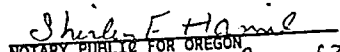
6. NAME AND ADDRESS OF SELLER'S ATTORNEY:
James R. Uerlings, BOIVIN, JONES, UERLINGS & DIACONI, Attorneys
110 N. Sixth Street
Klamath Falls, OR 97601 (503)884-8101

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 1st day of Oct., 1992, 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: 9-10-93

PROOF OF MAILING NOTICE OF DEFAULT AND FORFEITURE OF CONTRACT

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

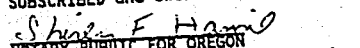
I, James R. Uerlings, being first duly sworn, depose and say: That I am the attorney for The Bank of California, N.A., Seller under a Contract between said parties, The Bank of California, N.A., as Trustee, and Jacob Figaroa & Mary V. Figaroa, as buyers. The contract was recorded 12-3-82, in Volume M82, Page 16893, Deed Records, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:
Lots 15 & 16 in Block 17, Mt. Scott Meadows Subdivision, Tract 1027, 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.

Jacob Figaroa
Mary V. Figaroa
P. O. Box 653
Kalaheo, HI 96741

Dated this 1st day of Oct., 1992.


JAMES R. UERLINGS

SUBSCRIBED and SWORN to before me this 1st day of Oct., 1992.


NOTARY PUBLIC FOR OREGON
My commission expires: 9-10-93

AFTER RECORDING RETURN TO:
James R. Uerlings
110 N. 6th St.
Klamath Falls, OR 97601

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Jacob Figaroa
 Mary V. Figaroa
 P.O. Box 653
 Kalamazoo, MI 49001

4a. Article Number

P 082576 481

4b. Service Type

- ☐ Registered ☐ Insured
- ☒ Certified ☐ COD
- ☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

10-10-92

5. Signature (Addressee)

Jacob Figaroa

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, November 1990 ★ U.S. GPO: 1991-287-066

DOMESTIC RETURN RECEIPT

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James R. Uerlings the 15th day
 of Dec. A.D., 19 92 at 3:04 o'clock PM., and duly recorded in Vol. M92,
 of Deeds on Page 29848.

Evelyn Biehn - County Clerk
 By *[Signature]*

FEE \$20.00