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AFFIDAVIT OF MAILING

Vol. 93 Page 3019

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

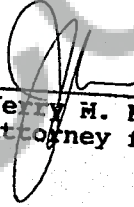
I, Jerry M. Molatore, hereby certify that I am the attorney for the Seller (Sergi) herein, that I served the Notice of Forfeiture marked Exhibit "A" on the 9th day of February, 1993, by placing the original thereof in a sealed envelope plainly addressed to:

Thomas and Anduth Neuroth
9550 Butte Falls Hwy.
Eagle Point, OR 97524

Thomas and Anduth Neuroth
Route 1, Box 309
Bonanza, OR 97623

both by first class mail and by certified mail, return receipt requested, with postage prepaid, and deposited in the United States post office at Klamath Falls, Oregon.

Dated this 9th day of February, 1993.



Jerry M. Molatore, OSB #70099
Attorney for Seller (Sergi)

NOTICE OF FORFEITURE

WHEREAS, JOSEPH A. SERGI and SEMONE E. SERGI (hereinafter referred to as "Sergi") sold real property to THOMAS H. NEUROTH and ANDUTH M. NEUROTH (hereinafter referred to as "Neuroth") by means of a Contract of Sale dated October 7, 1991 (hereinafter referred to as "Contract"), and

WHEREAS, a Memorandum of the Contract was recorded on November 1, 1991, in Volume M91, Page 22930, in the Klamath County Record of Deeds, and

WHEREAS, the Contract provided for payments of \$570.08 per month, and a balloon payment of \$15,000.00 on or before October 2, 1992, and

WHEREAS, the Contract is in default for the following reasons:

- (a) Nonpayment of the above-described balloon payment for a default in the amount of \$15,000.00;
 - (b) Nonpayment of the monthly payments from September 2, 1992 to February 2, 1993, for a default in the amount of \$3,420.48;
 - (c) Nonpayment of real property taxes in the amount of \$680.38,
- for a total of \$19,100.86, and

WHEREAS, the amount of the default in the payment terms is \$19,100.86, and

WHEREAS, the unpaid balance of the Contract exceeds 75% of the purchase price; and

WHEREAS, the Contract will be forfeited if the purchaser (Neuroth) does not cure the default by payment of the sum of \$19,100.86, plus costs and expenses, including but not limited to attorneys fees, not to exceed \$350.00, and costs of title search in

EXHIBIT A

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the amount of \$300.00, to Sergi, c/o Jerry Molatore, 426 Main Street, Klamath Falls, Oregon 97601.

NOW, THEREFORE, Sergi gives notice of the nature of the default as set forth above, and of the amount of the default as set forth above, and further that the Contract will be forfeited if the purchaser does not cure the default on or before the 15th day of April, 1993; and that the name and address of the attorney for the seller (Sergi) is as follows: Jerry M. Molatore, 426 Main Street, Klamath Falls, Oregon 97601.

DATED: 2. 9 -, 1993

Joseph A. Sergi
JOSEPH A. SERGI

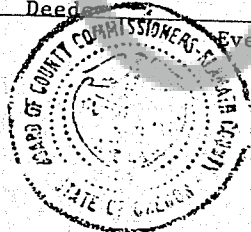
DATED: Feb. 9, 1993

Semone E. Sergi
SEMONE E. SERGI

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 10th day
of Feb. A.D., 19 93 at 2:40 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 3019

FEE \$30.00



Evelyn Biehn
By Pauline M. Nuckley County Clerk

INDEXED

AFTER RECORDING, RETURN TO:

Jerry Molatore
426 Main Street
Klamath Falls, OR 97601