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AFFIDAVIT AFTER FORFEITURE

JOSEPH A. SERGI and SEMONE E. SERGI hereby depose and say as follows: We are the sellers by means of a Contract of Sale dated October 7, 1991 (hereinafter referred to as the "Contract") to Thomas H. Neuroth and Anduth M. Neuroth. A Memorandum of the Contract was recorded on November 1, 1991, in Volume M91, of Deeds on Page 22930, Klamath County, Oregon.

The legal description of the property sold under the Contract is attached hereto, marked Exhibit "A", and made a part hereof. A copy of the Notice of Default and attached Proof of Mailing is attached hereto, marked Exhibit "B", and made a part hereof.

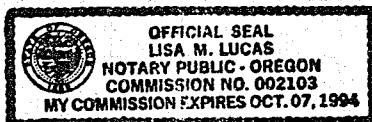
The default of the purchaser under the Contract was not cured within the time provided in ORS 93.915, as set forth in the attached Notice of Default (Notice of Forfeiture). The above Contract has been forfeited.

DATED: April 27, 1993, 1993 Joseph A. Sergi  
JOSEPH A. SERGI

DATED: April 27, 1993 Semone E. Sergi  
SEMONE A. SERGI

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss.

On April 27, 1993, personally appeared before me the above-named JOSEPH A. SERGI and SEMONE E. SERGI, and acknowledged the foregoing instrument to be their voluntary act.



Lisa M. Lucas  
Notary Public for Oregon  
My Commission Expires: 10/7/94

AFTER RECORDING, RETURN TO:  
Jerry Molatore  
426 Main Street  
Klamath Falls, OR 97601

203

EXHIBIT A  
LEGAL DESCRIPTION

A portion of the SE 1/4 of the SE 1/4 in Section 14, Township 38 South Range 11 1/2 East, Willamette Meridian, in Klamath County, Oregon, and particularly described as follows:

Beginning at a point at the intersection of the North side of the right of way of the Klamath Falls-Lakeview Highway with the West side of the right of way of Bliss Road (Hildebrand Market Road) and running thence due North 15 rods; thence due West 15 rods; thence due South to the right of way of the Klamath Falls-Lakeview Highway, and thence Northeasterly to the point of beginning.

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 B**

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3 FEB 1993 2 40  
AFFIDAVIT OF MAILING

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STATE OF OREGON       )  
                           ) ss.  
 COUNTY OF KLAMATH   )

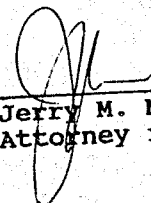
I, Jerry M. Molatore, hereby certify that I am the attorney for the Seller (Sergi) herein, that I served the Notice of Forfeiture marked Exhibit "A" on the 9th day of February, 1993, by placing the original thereof in a sealed envelope plainly addressed to:

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)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 4th day  
 of May A.D., 19 93 at 2:03 o'clock P.M., and duly recorded in Vol. M93  
 of Deeds on Page 9778.

FEE \$50.00

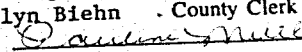
Evelyn Biehn, County Clerk  
 By 

EXHIBIT B