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AFFIDAVIT - DECLARATION OF FORFEITURE
OF LAND SALE CONTRACT

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

I, THOMAS A. LARKIN, being first duly sworn, depose and state:

1. I am one of the attorneys for United Pacific Insurance Company and I make this Affidavit to declare a certain Land Sale Contract, referred to below, as forfeited under the provisions of Oregon Revised Statute § 93.905, et al.

2. Reference is made to that certain contract of sale of real estate ("Contract"), dated July 9, 1979, between Donald L. Johnson and Muriel Annette Johnson, as seller, and Scott A. Reed and Donna M. Reed, as buyer, which Contract is recorded in the Miscellaneous Records of Klamath County, Oregon, in Book M79, at Page 22766. The undersigned, United Pacific Insurance Company, by way of an assignment of the seller's interest dated February 23, 1981, which is recorded in the Miscellaneous Records of Klamath County, Oregon, in Book M81, at page 3686, has been adjudged the Priority Security Interest Holder of the Contract (See Judgment of Foreclosure, United Pacific Insurance Company v. Donald E. Johnson, et al., Case No. 92-00650CV, Circuit Court for the County of Klamath).

3. The Contract concerns the following-described real property situated in said County and State, to-wit:

Beginning at a point on the North right of way line of Midland Road from which the South West corner of said Section 34 bears the following two bearings and distances: S89°54'58"W 117.00 feet, S00°10'55"E 30.00 feet; thence from said point of beginning N89°54'58" E along the North right of way of said Midland Road 203.00 feet; thence N00°10'55"W 429.16 feet to a 5/8" iron pin;

thence S89°54'58"W 203.00 feet to a 5/8" iron pin; thence
S00°10'55"E 429.16 feet to the point of beginning.

164, Map 3909-33DO TL 1700.

4. True copies of the Notice of Default of Land Sale Contract, attached hereto as Exhibit "A," were mailed to the purchasers, occupants, and other persons set forth in the Certificate of Service, attached hereto as Exhibit "B" on November 3, 1992. The Notice of Default complied with Oregon Revised States § 93.905, et al., regarding the forfeiture of land sales contracts and is recorded in the Miscellaneous Records of Klamath County, Oregon, in Book M92 at Page 26660.

5. The Notice of Default, referred to above, stated that the purchaser had the statutorily mandated 60-day time period during which to cure the default, as 98 percent of the land sale contract principal remained unpaid.

6. The default of the purchaser under the terms of the Land Sale Contract was not cured within the time period provided in Oregon Revised Statutes § 93.915.

7. The Land Sale Contract, referred to above, has thus been forfeited under the provisions of Oregon Revised Statutes § 93.905, et al.

Thomas A. Larkin

Thomas A. Larkin

This instrument was acknowledged before me on May 5th, 1993 by Thomas A. Larkin.

Mary E. Alexander
Notary Public for Oregon

My commission expires: 3-29-96

After recording, return to:
Thomas A. Larkin
Stafford Frey Cooper & Stewart
1700 Benj. Franklin Plaza
One S.W. Columbia Street
Portland, OR 97258

