

NOTICE OF DEFAULT AND FORFEITURE

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: Richard Anthony Flack
 (B) SELLER: David Thompson and Elizabeth Thompson an estate in fee simple as tenants by the entirety.
 (C) CONTRACT RECORDED: 8-1-88 in Volume M 88 Page 12268, Deed of Records of Klamath County, Oregon.
 (D) AMOUNT AND TERMS OF CONTRACT: \$7340.00. \$140.00 down, balance of \$7200. at \$89.53 a month starting 4-25-87 until paid including 14% interest per annum.
 (E) PROPERTY COVERED BY CONTRACT: Lot 15 Block 45, First addition to Klamath Forest Estates, 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) 240 regular payments at \$89.53 or a total of \$21,487.20 (B) Real property tax in the sum of \$184.51, plus interest to date.

3. SUM OWING ON OBLIGATION: Principle balance of \$6392.90 with interest at 14% per cent per annum from 10-25-91, plus taxes and foreclosure costs.

4. DATE AFTER WHICH CONTRACT FORFEITED IF DEFAULT NOT CURED: 6-8-94.

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.

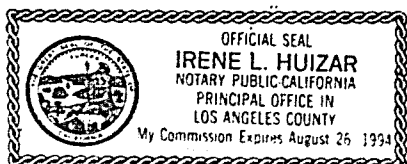
5. CURE OF DEFAULT TO AVOID FORFEITURE:

Notice is given that the forfeiture may be avoided under the contract by curing the default (s) by payment of the entire amount due, other than such portion of principle 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 6-8-94. AMOUNT TO CURE: \$3676.18 as of 1-25-94.

6. NAME AND ADDRESS OF SELLER: (Address to remit payment)

David and Elizabeth Thompson
 P. O. Box 626
 Arcadia, Ca. 91006

A copy of this notice, together with an affidavit of mailing shall be recorded.



David Thompson
 David Thompson Seller

Elizabeth Thompson
 Elizabeth Thompson Seller

State of California
 County of Los Angeles
 On this 1st day of FEBRUARY 1994, personally appeared before me the above named David Thompson and Elizabeth Thompson and acknowledged the above to be his voluntary act and deed.

Irene L. Huizar
 Notary Public for California
 My Commission Expires: 8-26-94

PROOF OF MAILING NOTICE OF DEFAULT AND FORFEITURE OF CONTRACT

State of California
 County of Los Angeles

We, David and Elizabeth Thompson say: That we are the sellers under a contract between said parties and that Mr. Flack is the buyer. The contract was recorded 8-1-88 in Volume M 88 Page 12268, Deed of Records of Klamath County, Oregon, covering the following described real property in Klamath County, Oregon: Lot 15 Block 45, First addition to Klamath Forest Estates, according to the official plot 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.

Richard Anthony Flack
 12574 Garber St.
 Pacoima, Ca. 91331

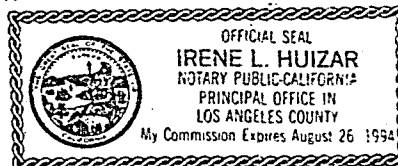
Dated this 1 day of FEBRUARY 1994.

David Thompson
 David Thompson
Elizabeth Thompson
 Elizabeth Thompson

Subscribed and sworn to before me this 1 day of FEBRUARY 1994.

Irene L. Huizar
 Notary Public for California
 My Commission expires: 8-26-94

After recording return to:
 David & Elizabeth Thompson
 P. O. Box ~~426~~ 660626
 Arcadia, Ca. 91006



14679

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 will show to whom the article was delivered and the date delivered.

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

- ☐ Addressee's Address
- ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
RICHARD ANTHONY FLACH
12574 GARBER ST,
PACOMA, CA. 91331

4a. Article Number
P 862 975 811

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2-2-94

5. Signature (Addressee)

6. Signature (Agent)
Glenn Packard

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

PS Form 3811, December 1991 *U.S. GPO: 1993-352-714 **DOMESTIC RETURN RECEIPT**

is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

PS Form 3800, JUNE 1991

Receipt for Certified Mail
 No Insurance Coverage Provided
 Do not use for International Mail
 (See Reverse)

Send to
RICHARD ANTHONY FLACH
 Street and No.
12574 GARBER ST
 P.O., Suite and Zip Code
PACOMA, CA 91331

Postage
\$ 29

Certified Fee
100

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing to Whom & Date Delivered

Return Receipt Showing to Whom, Date, and Addressee's Address

TOTAL Postage & Fees
\$ 29

Postmark or Date
CA 1994

P 862 975 811

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mr. Thompson the 10th day
 of May A.D., 19 94 at 10:02 o'clock A.M., and duly recorded in Vol. M94
 of Deeds on Page 14678.

Evelyn Biehn County Clerk

By

Glenn Packard

FEE \$ 35.00