

94707

OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

02-10-95P03:51 RCVD

Vol. mg-5 Page 3003

mtc 34595

AFFIDAVIT OF MAILING SELLER'S NOTICE OF DEFAULT AND ELECTION TO DECLARE A FORFEITURE

Account Number
C01897County Tax Account Number
R514367

STATE OF OREGON)
County of Marion) ss.

I, Jeanette L. Carlson, being first duly sworn, depose, say, and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon and a competent person over the age of eighteen years. I gave notice of a default and seller's election to declare a forfeiture by mailing a notice, copy of which is attached hereto, by both first class and certified mail, with return receipt requested, to each of the following named persons at their respective last known addresses, to wit:

Michael Scott Potridge
1821 Modoc St.
Klamath Falls, OR 97601

Klamath County
316 Main
Klamath Falls, OR 97601

Human Resources
Dept. of Justice
Support Enforcement Division
Attn: Steve Main
1162 Court St. Se
Salem, OR 97310

Deborah Jo Potter
aka Debbie Jo Potter
and Debbie Jo Potridge
1718 Wiard St.
Klamath Falls, OR 97603

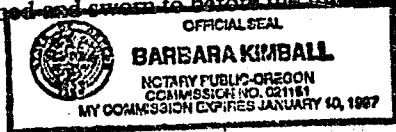
Duane Edward Potter
4910 Weyerhaeuser Rd.
Klamath Falls, OR 97603

Said persons include the purchaser, any occupant of the property, any person requesting a notice, and any other person with an interest, lien, or claim with respect to the real property described in the contract referred to in the aforesaid Seller's Notice of Default and Election to Declare a Forfeiture.

Each of the notices so mailed was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States Post Office at Salem, Oregon, on February 9, 1995. Each of said notices was mailed at least 60 days before the day fixed in said notice as the time after which the contract would be forfeited.

Subscribed and sworn to before me this 9th day of February, 1995

(Seal)



Jeanette L. Carlson
Barbara Kimball
Notary Public for Oregon

AFTER RECORDING RETURN TO:

Until a change is requested, all tax statements shall be sent to the following address:

Oregon Department of Veterans' Affairs
Jeanette L. Carlson
700 Summer Street, NE
Salem, Oregon 97310-1201

Oregon Department of Veterans' Affairs
Tax Section
700 Summer Street, NE
Salem, Oregon 97310-1201

CO1897

SELLER'S NOTICE OF DEFAULT AND ELECTION TO DECLARE A FORFEITURE
(Pursuant to Oregon Revised Statutes Sections 93.905 to 93.940)

Reference is made to that certain Land Sale Contract between the State of Oregon, represented and acting by the Director of the Oregon Department of Veterans' Affairs, the Seller, and Michael S. Potridge and Debbie J. Potridge, the Buyer, dated September 7, 1983, recorded September 19, 1983, Volume M83, Page 16141, official records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Tax Account No.: R514367

Lot 30, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The mailing address of the above-described property is 1718 Ward St., Klamath Falls, Oregon 97603.

YOU ARE HEREBY NOTIFIED there is a default by the buyer, with respect to provisions in said contract, which authorizes the seller to declare the buyer's rights under the contract to be forfeited, the debt extinguished, and the sums previously paid by buyer to be retained by seller.

Seller does hereby declare buyers rights under said contract forfeited, unless the default is cured. The default for which seller is declaring buyer's rights under said contract to be forfeited is buyer's failure to pay when due the following sums:

Full monthly payments in the amount of \$358 due February 1, 1994, and the first day of each month thereafter through January 1, 1995 (partial payments made).

Full monthly payments in the amount of \$355 due February 1, 1994, and the first day of each month thereafter.

The total delinquency is \$1,787.

The unpaid balance on the aforesaid contract is greater than 75 percent of the purchase price.

THE DATE AFTER WHICH SAID CONTRACT WILL BE FORFEITED IF THE BUYER DOES NOT CURE THE DEFAULT IS APRIL 13, 1995.

The default can be cured by paying the entire amount due (other than sums that would not be due had no default occurred) together with costs and attorney's fees as provided by law, on or before April 13, 1995.

The name and address of the seller is:

Oregon Department of Veterans' Affairs
700 Summer Street, NE
Salem, OR 97310

Dated this 9TH day of FEBRUARY, 19 95.

Director of Veterans' Affairs

By Stephen J. Scholz
Stephen J. Scholz

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day
of Feb A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95
of Mortgages on Page 3003
Bernetha G. Letsch County Clerk
By Barbara Mendenhall

FEE \$15.00