

VOL. \_\_\_\_\_ Page \_\_\_\_\_

## NOTICE OF DEFAULT AND FORFEITURE

Seller under the contract described below declares purchaser is in default for the reasons set forth under ORS 93.905 through 93.945

## 1. DESCRIPTION OF CONTRACT:

- (a) PURCHASER: David Shih
- (b) SELLER: T.I. PROPERTIES
- (c) CONTRACT RECORDED: 4-29-91 IN Volume M 91 Page 7895, Deed of records of Klamath County, Oregon.
- (d) AMOUNT AND TERMS OF CONTRACT: \$6900.00. \$350.00 down, balance of \$6550.00 at \$80.14 a month starting 6-2-90 until paid including 12&1/2 % interest per annum.
- (e) Lot 14 Block 6 Unit 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) 180 regular payments at \$30.14 or a total of \$14,425.20 (B) Real Property tax \$91.53 plus interest to date.

## 3. SUM OWING ON OBLIGATION: Principle balance of \$4859.19 with interest at 12&amp;1/2 % interest per annum from 9-2-96 plus taxes and foreclosure costs.

## 4. DATE AFTER WHICH CONTRACT FORFEITED IF DEFAULT NOT CURED: 3-12-98. Unless the default is cured as set forth in paragraph 5 of this notice, the purchaser and all persons claiming through the purchase 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 3-12-98. AMOUNT TO CURE: \$1373.77 as of 1-2-98.

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

At: T.I. Properties  
P. O. Box 660626  
Arcadia, Ca. 91006

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

T.I. Properties By David Thompson  
T.I. Properties Seller

State of California

County of Los Angeles

On this \_\_\_\_\_ day of \_\_\_\_\_ 1998, personally appeared before me the above named David Thompson and acknowledged the above to be his voluntary act and deed

Notary Public of California  
My Commission Expires:



62  
15

CODE

81217 1094

## ALL-PURPOSE ACKNOWLEDGMENT

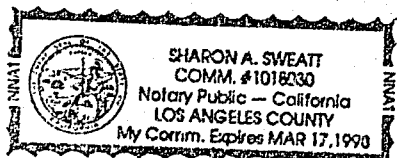
NO 209

State of CALIFORNIACounty of LOS ANGELESOn JAN. 8 1998 before me, SHARON A. SWEATT, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared DAVID THOMPSON

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Sharon A. Sweatt  
SIGNATURE OF NOTARY

## CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL(S)☐ CORPORATE

OFFICER(S)

TITLE(S)

☐ PARTNER(S)☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ SUBSCRIBING WITNESS☐ GUARDIAN/CONSERVATOR☐ OTHER: \_\_\_\_\_SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document Notice of Default and Foreclosure  
Number of Pages 1 Date of Document no date  
Signer(s) Other Than Named Above no

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of T.I. Properties the 14th day  
of January A.D., 19 98 at 10:24 o'clock A. M., and duly recorded in Vol. M98  
of Mortgages on Page 1093

FEE \$10.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rossi