

55940

18405

NOTICE OF DEFAULT

Vol. M98 Page 11235

This Notice of Default is given with respect to the contract described below, which contains a forfeiture remedy, pursuant to the provisions of ORS 93.905-93.940.

1. Description of Contract. Land Sale Contract (Contract) between JAMES P. GROGAN, as Seller, and GLENN F. RABER and KELLY A. RABER, husband and wife, as Purchaser, a memorandum of which was recorded on August 1, 1997, Volume M97, Page 25127, Official Records of Klamath County, Oregon.

2. Property. The property which is the subject of the Contract is known as 800 Wagon Trail, LaPine, Oregon, and is more particularly described as follows:

Lot 7, Block 9, Wagon Trail Acreages No. One, Second Addition, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon. (Tax No. 128631)

3. Nature of Default. The default consists of payments not made for the months of January, February and March, 1998, an unpaid balloon payment in the amount of \$5,500 due December 31, 1997, the unpaid property taxes in the amount of \$298.47, and the Buyer's failure to maintain homeowners insurance showing GN Mortgage Corporation as loss payee.

4. Amount of Default. The amount of the default is \$1,783.77 in unpaid late payments, plus interest at 10.5% per annum from December 29, 1997, and and \$5,500 balloon payment, plus interest thereon at 10.5%, plus unpaid property taxes in the amount of \$298.47.

5. Date Contract Will Be Forfeited. The Contract will be forfeited if the default is not cured by May 27, 1998.

6. How to Cure Default. The default will be cured if by May 27, 1998 the following occur:

6.1 The sum of \$1,783.77, plus interest at 10.5% per annum from December 29, 1997 (\$18.69 per day), plus the sum of \$5,500 for the balloon payment plus interest thereon at 10.5% from December 31, 1997, plus unpaid property taxes in the amount of \$298.47 and all accrued interest charged thereon by Klamath County, Oregon are received on account of the Contract by Key Title Company.

AFTER RECORDING RETURN TO:
HAYNER & EDWARDS, P.C.
945 NW HARRIMAN
BEND, OR 97701

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grogan/default.not

CERTIFIED A TRUE COPY

CK Edwards
CHAIK K. EDWARDS

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6.2 The additional sum of \$350 is received for attorney fees incurred on account of this matter, payable to Craig K. Edwards.

6.3 The additional sums of \$594.50 each, as the monthly installments due April 1, 1998 and May 1, 1998, plus the remaining property tax payment due May 15, 1998 in the amount of \$142.58, plus all unpaid accrued interest thereon are received by Key Title Company.

7. Name and Address of Escrow Agent. The collection escrow agent for the Contract, to whom the payment under paragraph 6.1 and 6.3 above is to be made, is Key Title Company, PO Box 2308, Salem, Oregon 97308-2308, Escrow Collection Account No. 34586.

8. Name and Address of Attorney for Seller.

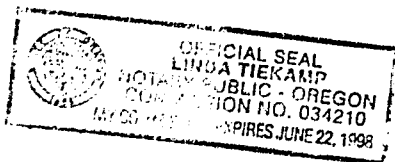
CRAIG K. EDWARDS
945 NW Harriman
Bend, Oregon 97701

9. Date Notice Mailed. This notice is being deposited in both first-class and certified mail with return receipt requested, on March 25, 1998.

STATE OF OREGON)
County of Deschutes) ss.

Craig Edwards
CRAIG K. EDWARDS, OSB #80213
Attorney for Seller

This instrument was acknowledged before me on the 25th day of March, 1998 by Craig K. Edwards.



Linda Tiekamp
Notary Public for Oregon
My Commission Expires: 6/22/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Hayner & Edwards
of _____ April _____ A.D., 19 98 at 2:22 o'clock _____ P.M., and duly recorded in Vol. _____ M98
of _____ Mortgages _____ on Page _____
FEE \$15.00

INDEXED
D 1

By *Kathleen* _____
Berna G. V. _____ County Clerk
STATE OF OREGON

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grogan/default.not

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HAYNER & EDWARDS, P.C.
 Carriage House Law Offices
 P.O. Box 308
 Bend, OR 97709-0308

CERTIFIED

Z 440 677

MAIL



RETURN REQUESTED

☐ Moved, Left No Address
☐ Undelivered
☐ Attempted - Not Known
☐ No Such Street
☐ No Such Number
☐ No Mail Recd.
☐ Box Closed - No Mail
☐ Returned For Sender
☐ Other

FIRST NOTICE
 MAY 31 1998
 APR 10 1998

RETURN
 37709-0308

STENN F RABER
 BOX 2562
 LA PINE OR 97739



POSTAGE DUE

Exhibit 2
 Page 1 of 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Hayner & Edwards the 1st day
 of June A.D., 19 98 at 11:29 o'clock A. M., and duly recorded in Vol. M98
 of Mortgages on Page 18404

FEE \$25.00

By Bernetha G. Letsch, County Clerk