

63515

Vol. 1198 Page 27587

After recording, return to:  
 William M. Ganong  
 Attorney at Law  
 514 Walnut Avenue  
 Klamath Falls OR 97601

## NOTICE OF DEFAULT

Pursuant to ORS 93.915, the undersigned Seller has elected to foreclose the following described Land Sales Contract in the manner provided by said statute.

1. The names of the Seller and Buyers in the subject contract are:

A. Seller: Leisure Lodge, Inc.

B. Buyers: Cloyse E. Harris and Lula Mae Harris

2. The Contract was recorded on February 24, 1981 in Volume M81 at Page 3265 of the Deed Records of the Clerk of Klamath County, Oregon.

3. The legal description of the property covered by the subject Land Sales Contract is:

Lot 14, Block 3, Tract No. 1074, LEISURE WOODS  
 SUBDIVISION, Klamath County, Oregon.

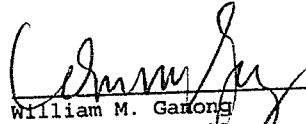
4. The default for which the foreclosure is made is the Buyers' failure to make regular monthly payments since May 2, 1984 and their failure to pay the property taxes for the tax years 1990 through 1997-98. Therefore, as of July 25, 1998, the amount owed to the Seller from the Buyers, including principal and interest, is the sum of \$12,443.37.

5. The Seller has elected to foreclose the above referenced Land Sales Contract pursuant to the provisions of Oregon Revised Statutes 93.915.

6. The Land Sales Contract will be forfeited if the Buyers do not cure the default within sixty (60) days of the mailing of this Notice of Default.

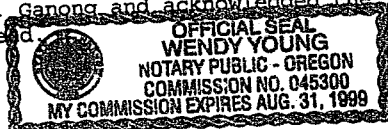
7. The Seller's interest is now owned by Tamarack Properties, Inc., whose attorney is William M. Ganong, 514 Walnut Avenue, Klamath Falls, Oregon 97601, 541/882-7228.

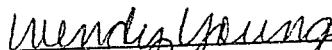
Dated this 27<sup>th</sup> day of July, 1998.

  
 William M. Ganong  
 Attorney for Seller

STATE OF OREGON, County of Klamath )ss.

Personally appeared this 27<sup>th</sup> day of July, 1998, the above named William M. Ganong and acknowledged the foregoing instrument to be his voluntary act and deed.



  
 Wendy Young  
 Notary Public for Oregon  
 My commission expires: 8-31-99

This is an attempt to collect a debt and any information obtained will be used for that purpose. (See attached Notice which is provided pursuant to law.)

## NOTICE TO DEBTOR

William M. Ganong, attorney at law, has been retained by Tamarack Properties, Inc. to collect the debt owed on the Contract described on the Notice of Default to which this Notice is attached or to forfeit your interest in the Contract and the land described in the Contract.

Federal law gives you thirty days after you receive this Notice to dispute the validity of the debt or any part of it. If you don't dispute it within that period, I will assume that it is valid. If you do dispute it - by notifying me in writing to that effect - I will, as required by the law, obtain and mail to you proof of the debt. And if, within the same period, you request in writing the name and address of your original creditor, I will furnish you with that information too.

The law does not require me to wait until the end of the thirty-day period before proceeding to collect the debt or to forfeit your interest in the Contract and land. If, however, you request proof of the debt or the name and address of the original creditor within the thirty-day period that begins with your receipt of this letter, the law requires me to suspend my efforts through forfeiture or otherwise to collect the debt until I mail the requested information to you.

William M. Ganong, OSB No. 78213  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601  
541/884-7228

27589

STATE OF OREGON, County of Klamath) ss.

I, William M. Ganong, being first duly sworn, depose, say and certify that:

I mailed an original Notice of Default, an exact and complete copy of which appears above, to the persons and to the addresses as follows:

Cloyse E. Harris  
Route 4 Box 7-A  
Reedsport OR 97467

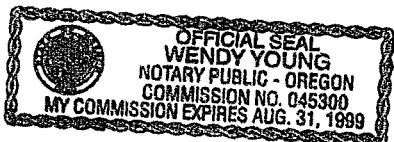
Lula Mae Harris  
Route 4 Box 7-A  
Reedsport OR 97467

Credit Services of Oregon, Inc.  
c/o Frances E. Huntington, Registered Agent  
1229-31 S E Stephens  
Roseburg OR 97470

The Notice of Default was placed in a sealed envelope and mailed by both first class and certified mail with return receipt requested, and deposited by me in the United States Post Office at Klamath Falls, Oregon on July 27<sup>th</sup>, 1998, addressed as aforesaid.

William M. Ganong  
William M. Ganong, OSB No. 78213  
Attorney for Plaintiff  
514 Walnut Avenue  
Klamath Falls OR 97601  
541/882-7228

SUBSCRIBED AND SWORN to before me this 27<sup>th</sup> day of July, 1998.



Wendy Young  
Notary Public for Oregon  
My Commission Expires: 8-31-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong  
of July A.D., 19 98 at 11:30 o'clock A. M., and duly recorded in Vol. M98  
of Mortgages on Page 27587

FEE \$20.00

By Bernetha G. Letsch  
Bernetha G. Letsch, County Clerk