

NOTICE OF DEFAULT AND  
DECLARATION OF PENDING FORFEITURE

Kathie B. Gurney, seller

and

Gary Turner Miller,

April Joy Miller, buyers

AFTER RECORDING RETURN TO:

Kathie Gurney

c/o Julie Jones

841 South Main Street

Myrtle Creek, OR 97457

**NOTICE OF DEFAULT AND DECLARATION OF PENDING FORFEITURE**

Reference is made to that certain contract for the sale of real estate made by Kathie B. Gurney as seller and Gary and April Miller, husband and wife, as buyers, dated October 14, 1996 and recorded November 5, 1996 in the records of Klamath County, Oregon, in Volume M96 at page 34965 covering the following described real property situated in Klamath County, Oregon, to wit:

LOT 11, IN BLOCK 10, TRACT NO. 1042, TWO RIVERS NORTH,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK, KLAMATH COUNTY, OREGON. TAX ACCOUNT NO.  
(KEY #162503)

MOBILE HOME SERIAL # A0525; 1963 AIRLINE 10X50 K5665

The undersigned hereby certifies that no assignments of the contract have been made by the seller and no action has been instituted to recover the debt or any part thereof.

There is a default by the buyers of the real property the purchase of which is secured by this contract. The contract is hereby cancelled for the default and declared null and void. The seller declares that the buyers' rights are forfeited, the debt is extinguished and all sums previously paid are to be retained by the seller. The default for which this forfeiture is declared is the buyers failure to pay when due the following sums:

(1) \$4,800.00 in late payments;

(2) \$ 484.51 in Taxes

By reason of the default, the seller has declared all sums owing on the obligation secured by said contract immediately due and payable, those sums being the following:

\$24,354.35 plus interest thereon at the rate of 10 percent per annum.

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The forfeiture of this contract will occur on May 1, 1999.

Notice is hereby given that the buyer may at any time before the date of forfeiture cure the default by payment to the seller of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), in addition to paying all costs and expenses actually incurred in enforcing the obligation, together with attorney fees not exceeding the amount provided by ORS 93.920.

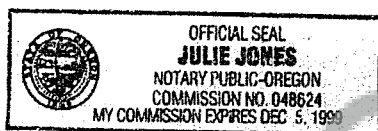
The sellers name and address is as follows: Kathie B. Gurney; c/o Julie Jones, 841 South Main Street, Myrtle Creek, Oregon 97457.

Dated Feb. 25, 1999

Kathie B. Gurney  
Kathie B. Gurney

STATE OF OREGON, County of Douglas)ss.

This instrument was acknowledged before me on Feb 25, 1999 by Kathie B. Gurney.



Julie Jones  
Notary Public for the state of Oregon  
My Commission expires: 12/99

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of March A.D., 1999 at 2:03 o'clock P. M., and duly recorded in Vol. M99 day  
of Deeds on Page 7977

FEE \$15.00

Linda Smith, County Clerk

by Kathie B. Gurney