

MTL54757

Vol M01 Page 65237

'01 DEC 20 PM3:06

DECLARATION OF FORFEITURE
AFFIDAVIT OF FORFEITURE OF LAND SALES CONTRACT

STATE OF OREGON)
) ss.
County of Lane)

State of Oregon, County of Klamath
Recorded 12/20/01 3:06 P. m.
Vol M01, Pg 65237-242
Linda Smith, County Clerk
Fee \$ 46.00 # of Pgs 6

I, Douglas R. Schultz, under oath, state as follows:

1. This declaration pertains to that certain land sale contract ("Contract") between Bennie J. Schultz and Jean Schultz, Seller, and Gregory E. Nohrenberg, as Purchaser, which was recorded on June 8, 1979, in Vol. M79, Page 13513 of Deeds in the Official Records of Klamath County, Oregon. Such Contract was subsequently assigned to Rodney D. Schultz, Deanna J. Thomson and Douglas R. Schultz, 1/3 each as tenants in common, share and share alike, which was recorded on March 13, 2001 in Vol. M01, Page 10024, in the Official Records of Klamath County, Oregon. Such Contract was then immediately assigned to Schultz Children LLC, which was recorded March 13, 2001 in Vol. M01, Page 10026, in the Official Records of Klamath County, Oregon, more particularly described as follows:

The East 220 feet of the West 440 feet of the North 100 feet of the Northeast quarter of the Southeast quarter of Section 25, Township 24 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon.

EXCEPT any portion lying within Crescent Road (Odell-Crescent County Roadway).


2. An Affidavit of Mailing of Notice of Default, with a copy of the Notice of Default attached ("Notice), was recorded on August 17, 2001 in Vol. M01 at Page 41677, Official Records of Klamath County, Oregon.

3. The default described in the Notice was not cured within the time specified, as required by ORS 93.915.

4. The Contract is hereby declared forfeited.

5. I make this declaration as the Seller under the Contract.

SCHULTZ CHILDREN LLC

By: 
Douglas R. Schultz, Manager

This instrument was acknowledged before me on December 19, 2001.



Walter Schermeth
Notary Public for Oregon
My Commission Expires: 2-23-02

'01 AUG 17 AM 11:21

65238

Vol. M01 Page 41675

After recording return to:
Douglas R. Schultz
PO Box 1147
Eugene, OR 97440

MTL 54757
NOTICE OF DEFAULT

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. Contract between Bennie J. Schultz and Jean Schultz, as Seller, and Gregory E. Nohrenberg, as Purchaser, which was recorded on June 8, 1979, in Vol. M79, Page 13513 of Deeds in the Official Records of Klamath County, Oregon. Such Contract was subsequently assigned to Rodney D. Schultz, Deanna J. Thomson and Douglas R. Schultz, 1/3 each as tenants in common, share and share alike, which was recorded on March 13, 2001 in Vol. M01, Page 10024, in the Official Records of Klamath County, Oregon. Such Contract was then immediately assigned to Schultz Children LLC, which was recorded March 13, 2001 in Vol. M01, Page 10026, in the Official Records of Klamath County, Oregon.

2. Property. The property, which is the subject of the Contract, is more particularly described as follows:

The East 220 feet of the West 440 feet of the North 100 feet of the Northeast quarter of the Southeast quarter of Section 25, Township 24 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon.

EXCEPT any portion lying within Crescent Road (Odell-Crescent County Roadway).

3. Nature of Default. The default consists of delinquent payments since 1984.

4. Amount of Default. The amount of the default is \$4,065.40 in principal, plus interest at the rate of 9.75% per annum from May 15, 1984.

5. Date Contract Will be Forfeited. The Contract will be forfeited if the default is not cured by December 18, 2001.

6. How to Cure Default. The default will be cured if by December 18, 2001 the following occur:

6.1 The sum of \$4,065.40, plus interest at the rate of 9.75% per annum from May 15, 1984, until paid, is received by Douglas R. Schultz, Manager of Schultz Children LLC.

6.2 The additional amount of \$1,273.00 is received by Douglas R. Schultz, Manager of Schultz Children LLC. This sum consists of the following:

6.2.1	Foreclosure Guarantee	\$ 200.00
6.2.2	Recording Fees	\$ 73.00
6.2.3	Attorney Fees/Costs	\$1,000.00

- 6.3 The additional sum of \$6,800.76 in interest as of August 15, 2001, plus interest thereafter in the amount of \$1.08 per diem, until paid, plus real property taxes in the amount of \$76.96, plus interest, is received by Douglas R. Schultz, Manager of Schultz Children LLC.

7. Name and Address of Seller's Agent.

Douglas R. Schultz, Manager
Schultz Children LLC
PO Box 1147
Eugene, OR 97440

8. Date Notice Mailed. This notice was mailed to Gregory E. Nohrenberg by both first-class and certified mail with return receipt requested, on August 16, 2001.

SCHULTZ CHILDREN LLC

By:


Douglas R. Schultz, Manager

State of Oregon, County of Klamath
Recorded 08/17/01 at 11:21 A.M.
In Vol. M01 Page 41675
Linda Smith,
County Clerk Fee \$ 26.00

MTC 54757

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

'01 AUG 17 AM 11:21

STATE OF OREGON)
) ss.
County of Lane)

I, Douglas R. Schultz, under oath, state as follows:

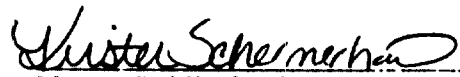
1. Attached as Exhibit A is a true and correct copy of the Notice of Default pertaining to the Contract described therein.
2. The Contract contains a "forfeiture remedy" as defined in ORS 93.905(2).
3. The Notice of Default was mailing by both first-class and by certified mail with return receipt requested to the following person at the last known address, as follows:

Gregory E. Nohrenberg
c/o Linda Ross
417 W. Plumb Lane
Reno, NV 89509
4. Attached as Exhibit B is a copy of the Certified Mail Receipt for the address named in Item 3 above.
5. I make this affidavit as Manager on behalf of Schultz Children LLC.


Douglas R. Schultz, Manager

This instrument was acknowledged before me on August 16, 2001 by Douglas R. Schultz.




Kirsten Schermerhorn
Notary Public for Oregon
My Commission Expires: 2-23-02

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Schultz Children LLC
PO Box 1147
Eugene, OR 97440

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SCHULTZ CHILDREN LLC

By:


Douglas R. Schultz, Manager

State of Oregon, County of Klamath
Recorded 08/17/01 at 11:21 A m.
In Vol. M01 Page 41677
Linda Smith,
County Clerk Fee\$ 31.00