

'02 OCT 29 AM 11:07

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

mtc 57486

**AFFIDAVIT OF FORFEITURE OF LAND SALES CONTRACT**

STATE OF OREGON           )  
  ) ss.  
County of Lane            )

Vol M02 Page 61922

State of Oregon, County of Klamath  
Recorded 10/29/2002 11:07 a. m.  
Vol M02, Pg 61922-29  
Linda Smith, County Clerk  
Fee \$ 56.00 # of Pgs 8

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

1. That on June 26, 2002, I delivered to purchaser by first-class and certified mail, at the last known address, a true and correct copy of the Notice of Default. Attached hereto as Exhibit A is a copy of the Notice of Default. Also attached hereto as Exhibit B is a copy of the Affidavit of Mailing Notice of Default.

2. The default of purchaser under the terms of the Contract was not cured within the time period as provided for under ORS 93.915 and that the Contract has been forfeited.

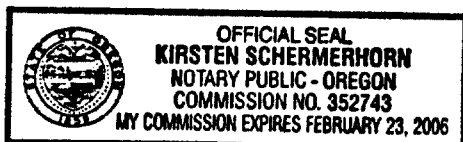
3. The property, which is the subject of the Contract, is more particularly described as follows:

Beginning at the Northeast corner of the Southeast ¼ of section 25, Township 24 South, Range 08 East of the Willamette Meridian; thence Westerly along the North line of the Southeast ¼, 220 feet, thence South, parallel with the East line of the Southeast ¼ to the Northerly line of Elk Drive in RIVER WEST, a platted subdivision; thence along the Northerly line of Elk Drive to the East line of Section 25; thence Northerly along the East line of Section 25, 100 feet to the true point of beginning.

Reserving therefrom any portion lying within a Klamath County Roadway.

DRS  
Douglas R. Schultz, OSB #73263

This instrument was acknowledged before me on October 28, 2002 by Douglas R. Schultz.



Kirsten Schermerhorn  
Notary Public for Oregon  
My Commission Expires: 2-23-06

02 JUN 27 AM 10:58

INTL 57486

## NOTICE OF DEFAULT

61923

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

Vol M02 Page 37086

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, individually and as Co-Trustees of the Schultz Living Trust, Seller, and Victor R. Bianchi, Jr., as Purchaser, which was recorded on April 7, 1993, in Vol. M93, Page 7082 of Deeds in the Official Records of Klamath County, Oregon. Such Contract was subsequently assigned to Cascade Coast, Inc., which was recorded on April 7, 1994 in Vol. M94, Page 10350, in the Official Records of Klamath County, Oregon, more particularly described as follows:

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

Beginning at the Northeast corner of the Southeast ¼ of section 25, Township 24 South, Range 08 East of the Willamette Meridian; thence Westerly along the North line of the Southeast ¼, 220 feet, thence South, parallel with the East line of the Southeast ¼ to the Northerly line of Elk Drive in RIVER WEST, a platted subdivision; thence along the Northerly line of Elk Drive to the East line of Section 25; thence Northerly along the East line of Section 25, 100 feet to the true point of beginning.

Reserving therefrom any portion lying within a Klamath County Roadway.

3. Nature of Default. The default consists of delinquent payments since 2002.

4. Amount of Default. All current and past due payments and late charges due and payable as of June 10, 2002 in the amount of \$2,471.70, plus additional future payments and late charges incurred after June 10, 2002; plus costs, trustees fees, attorneys fees, taxes, and accruing interest incurred herein by reason of said default; and any further sums advanced by beneficiary for the protection of the above-described real property and their interest therein.

5. Date Contract Will be Forfeited. The Contract will be forfeited if the default is not cured by October 25, 2002.

6. How to Cure Default. The default will be cured if by October 25, 2002 the following occur:

6.1 The sum of \$2,471.70, plus additional future payments and late charges incurred after June 10, 2002; plus costs, trustees fees, attorneys fees, taxes, and accruing interest incurred herein by reason of said default; and any further sums advanced by beneficiary for the protection of the above-described real property and their interest therein is received by Douglas R. Schultz, attorney for Bennie J. Schultz and Jean Schultz, Co-Trustees.

Exhibit A

State of Oregon, County of Klamath  
Recorded 06/27/2002 10:58 a.m.  
Vol M02, Pg 37086-87  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

6.2 The additional amount of \$2,852.60 is received by Douglas R. Schultz, attorney for Bennie J. Schultz and Jean Schultz, Co-Trustees. This sum consists of the following:

6.2.1	Foreclosure Guarantee	\$ 272.00
6.2.2	Recording Fees	\$ 62.00
6.2.3	Attorney Fees/Costs	\$2,518.60


7. Name and Address of Seller's Agent.

Douglas R. Schultz  
Gleaves Swearingen Potter & Scott LLP  
PO Box 1147  
Eugene, OR 97440

8. Date Notice Mailed. This notice was mailed to Cascade Coast, Inc. by both first-class and certified mail with return receipt requested, on June 26, 2002.

GLEAVES SWEARINGEN POTTER & SCOTT LLP

By:

  
\_\_\_\_\_  
Douglas R. Schultz, OSB #78263  
Of Attorneys for Bennie J. Schultz and  
Jean Schultz, Co-Trustees

07 AM 10:58

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

mtc 57486

**AFFIDAVIT OF MAILING NOTICE OF DEFAULT**

**61925**

Vol M02 Page 37088

STATE OF OREGON           )  
                                      ) ss.  
County of Lane            )

State of Oregon, County of Klamath  
Recorded 06/27/2002 10:58 a. m.  
Vol M02, Pg 37088-92  
Linda Smith, County Clerk  
Fee \$ 41.00 # of Pgs 5

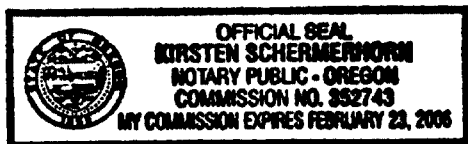
I, Douglas R. Schultz, under oath, state as follows:

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 mailed by both first-class and by certified mail with return receipt requested to the following person at the last known address, as follows:  

Cascade Coast, Inc. Attn: Rantik Parikh, President 102-104 Greylock Avenue Belleville, NJ 07109	Cascade Coast, Inc. Attn: Victor R. Bianchi, Jr., Reg. Agent 5 Foxglove Lane Garrison, NY 10524
--	--
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 attorney on behalf of Bennie J. Schultz and Jean Schultz, Co-Trustees.

*D.R.S.*  
Douglas R. Schultz, OSB #73263

This instrument was acknowledged before me on June 26, 2002 by Douglas R. Schultz.



*Kirsten Schermerhorn*  
Notary Public for Oregon  
My Commission Expires: 2-23-06

Exhibit

B

61926

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

37089

## 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, individually and as Co-Trustees of the Schultz Living Trust, Seller, and Victor R. Bianchi, Jr., as Purchaser, which was recorded on April 7, 1993, in Vol. M93, Page 7082 of Deeds in the Official Records of Klamath County, Oregon. Such Contract was subsequently assigned to Cascade Coast, Inc., which was recorded on April 7, 1994 in Vol. M94, Page 10350, in the Official Records of Klamath County, Oregon, more particularly described as follows:

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

Beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of section 25, Township 24 South, Range 08 East of the Willamette Meridian; thence Westerly along the North line of the Southeast  $\frac{1}{4}$ , 220 feet, thence South, parallel with the East line of the Southeast  $\frac{1}{4}$  to the Northerly line of Elk Drive in RIVER WEST, a platted subdivision; thence along the Northerly line of Elk Drive to the East line of Section 25; thence Northerly along the East line of Section 25, 100 feet to the true point of beginning.

Reserving therefrom any portion lying within a Klamath County Roadway.

3. Nature of Default. The default consists of delinquent payments since 2002.

4. Amount of Default. All current and past due payments and late charges due and payable as of June 10, 2002 in the amount of \$2,471.70, plus additional future payments and late charges incurred after June 10, 2002; plus costs, trustees fees, attorneys fees, taxes, and accruing interest incurred herein by reason of said default; and any further sums advanced by beneficiary for the protection of the above-described real property and their interest therein.

5. Date Contract Will be Forfeited. The Contract will be forfeited if the default is not cured by October 25, 2002.

6. How to Cure Default. The default will be cured if by October 25, 2002 the following occur:

- 6.1 The sum of \$2,471.70, plus additional future payments and late charges incurred after June 10, 2002; plus costs, trustees fees, attorneys fees, taxes, and accruing interest incurred herein by reason of said default; and any further sums advanced by beneficiary for the protection of the above-described real property and their interest therein is received by Douglas R. Schultz, attorney for Bennie J. Schultz and Jean Schultz, Co-Trustees.

EXHIBIT

A

61927  
37090

6.2 The additional amount of \$2,852.60 is received by Douglas R. Schultz, attorney for Bennie J. Schultz and Jean Schultz, Co-Trustees. This sum consists of the following:

6.2.1	Foreclosure Guarantee	\$ 272.00
6.2.2	Recording Fees	\$ 62.00
6.2.3	Attorney Fees/Costs	\$2,518.60


7. Name and Address of Seller's Agent.

Douglas R. Schultz  
Gleaves Swearingen Potter & Scott LLP  
PO Box 1147  
Eugene, OR 97440

8. Date Notice Mailed. This notice was mailed to Cascade Coast, Inc. by both first-class and certified mail with return receipt requested, on June 26, 2002.

GLEAVES SWEARINGEN POTTER & SCOTT LLP

By:

  
\_\_\_\_\_  
Douglas R. Schultz, OSB #75263  
Of Attorneys for Bennie J. Schultz and  
Jean Schultz, Co-Trustees

37091

61928

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE**CERTIFIED MAIL**7002 0510 0004 4062 6074  
7002 0510 0004 4062 6074**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

Cascade Coast Inc/Rantik Parikh

Postage \$	Postmark Here June 26, 2002
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Sent To  
 Cascade Coast Inc/Rantik Parikh  
 Street, Apt. No.:  
 or PO Box No. 102-104 Greylock Avenue  
 City, State, ZIP+4  
 Belleville, NJ 07109

PS Form 3810, January 2001 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cascade Coast, Inc.  
 Attn: Rantik Parikh, President  
 102-104 Greylock Avenue  
 Belleville, NJ 07109

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent  
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7002 0510 0004 4062 6074

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-0835

**EXHIBIT**

B

J59991

37092

61929

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE**CERTIFIED MAIL**7002 0510 0004 4062 6081  
7002 0510 0004 4062 6081**U.S. Postal Service****CERTIFIED MAIL RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

**Cascade Coast, Inc./Victor Bianchi Jr.**

Postage \$

Certified Fee

Return Receipt Fee  
(Endorsement Required)Restricted Delivery Fee  
(Endorsement Required)

Total Postage &amp; Fees \$

Postmark  
Here

June 26, 2002

Sent To

**Cascade Coast Inc/Victor R. Bianchi Jr**Street, Apt. No.  
or PO Box No.**5 Foxglove Lane**

City, State, ZIP+4

**Garrison, NY 10524**

PS Form 3800, January 2001

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Cascade Coast, Inc.**  
**Attn: Victor R. Bianchi, Jr.**  
**5 Foxglove Lane**  
**Garrison, NY 10524**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number  
 (Transfer from service label) **7002 0510 0004 4062 6081**

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-0835