

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

Mail Tax Statements to:  
Bly Mountain Group  
514 Walnut Avenue  
Klamath Falls OR 97601

State of Oregon, County of Klamath  
Recorded 01/07/2004 11:18a m  
Vol M04 Pg 00750-752  
Linda Smith, County Clerk  
Fee \$ 3/00 # of Pgs 3

AFFIDAVIT OF FORFEITURE  
ORS 93.930

STATE OF OREGON, County of Klamath) ss.

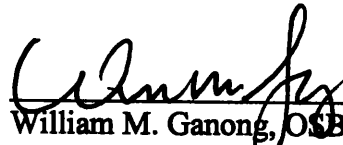
I, William M. Ganong, being first duly sworn, depose and say as follows:

1. On November 12, 2003, I caused to be recorded in Volume M03 at Page 83603-4 of the Records of the Clerk of Klamath County, Oregon, an Affidavit of Mailing ORS 93.915 and a Notice of Default ORS 93.915 described therein. Copies of said Affidavit of Mailing and Notice of Default are attached hereto.

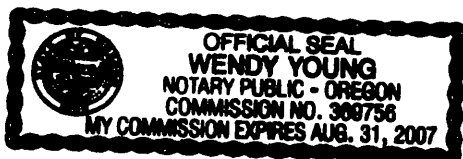
2. The default of the purchaser under the Contract described in said Notice of Default was not cured within the time period provided in ORS 93.915, and the Contract described in said Notice of Default is declared to be forfeited.

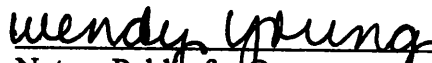
3. Pursuant to the terms of the Contract and to Oregon statute, Robert V. Wethern, as to an undivided one-third interest; BMRMG, LLC., 401 K Plan, as to an undivided one-third interest; and WMGPS Trust, as to an undivided one-third interest, all as tenants in common, are declared to be the owners of Lot 49, Block 91, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, Klamath County, Oregon, Klamath County Assessor's No. 3711-023DO-06100, free and clear of the interest of the Contract purchaser named in said Notice of Default and of anyone claiming by or under her.

Dated this 6 day of January, 2004.

  
William M. Ganong, OSB No. 78213  
Attorney for Sellers

This instrument was acknowledged before me on January 6, 2004 by William M. Ganong.



  
Notary Public for Oregon  
My Commission Expires: 8-31-2007

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

State of Oregon, County of Klamath  
Recorded 11/12/03 9:09 a.  
Vol M03 Pg 83603-4  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

00751

**AFFIDAVIT OF MAILING**  
**ORS 93.915**


STATE OF OREGON, County of Klamath) ss.

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

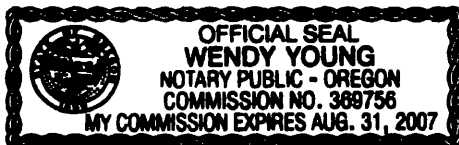
I mailed an original Notice of Default, an exact and complete copy of which is attached hereto, to the person and to the address as follows:

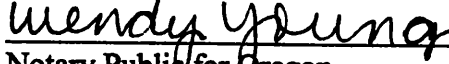
Susan Renee Ayers  
Post Office Box 372  
Brightwood OR 97011

The Notices of Default were placed in sealed envelopes and mailed by both first class and certified mail with return receipt requested, postage prepaid, and deposited by me in the United States Post Office at Klamath Falls, Oregon on November 7, 2003, addressed as aforesaid.

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

Signed and sworn to before me on November 7, 2003 by William M. Ganong.



  
\_\_\_\_\_  
Wendy Young  
Notary Public for Oregon  
My Commission Expires: 8-31-2007

NOTICE OF DEFAULT  
ORS 93.915

83604

Pursuant to ORS 93.915, the undersigned Sellers have elected to forfeit the Buyers' interest in the following described Land Sales Contract in the manner provided by said statute.

1. The names of the Sellers and Buyer in the subject contract are:

00752

A. Sellers: Robert V. Wethern, Sr., BMRMG, LLC., 401 K Plan, and WMGPS Trust

B. Buyer: Susan Renee Ayers

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

Lot 49, Block 91, Klamath Falls Forest Estates,  
Highway 66 Unit, Plat No. 4, Klamath County, Oregon.  
Klamath County Assessors Account No. 3711-023DO-06100

3. The default for which the forfeiture is made is the Buyer's failure to make any of the scheduled monthly payments since September 15, 2002, and the Buyer's failure to pay the real property taxes for 2001, 2002, and 2003. The amount of the default is \$1,745.07. The amount of default is calculated as follows:


a. Monthly installment payments for months of October 2002 through October 2003 (\$105.74 x 13)	\$1,374.62
b. Late payment service charges for months of October 2002 through October 2003 (\$15 x 13)	195.00
c. Real property taxes for tax years 2001, 2002, 2003	<u>175.45</u>
	<u>\$1,745.07</u>

4. The Sellers have elected to exercise the forfeiture remedy provided in the above referenced Land Sales Contract pursuant to the provisions of Oregon Revised Statutes 93.915.

5. The Buyers' interest in the Land Sales Contract will be forfeited if the Buyers do not cure the default on or before 5:00 p.m. PDT on January 6, 2004, by paying to Sellers, in care of their attorney, the amount of the default, plus Sellers' costs of forfeiture and attorney's fees.

6. The Sellers' attorney is William M. Ganong, 514 Walnut Avenue, Klamath Falls, Oregon 97601, 541/882-7228.

Dated this 7<sup>th</sup> day of November, 2003.

  
William M. Ganong  
Attorney for Sellers

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 7, 2003 by



  
Wendy Young  
Notary Public for Oregon  
My commission expires: 8-31-2007

This is an attempt to collect a debt and any information obtained will be used for that purpose.