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**AFFIDAVIT OF MAILING NOTICE OF DEFAULT
(ORS 93.915(4))**

I hereby certify that I mailed the attached **NOTICE OF DEFAULT PURSUANT TO ORS 93.915** (attached hereto as Exhibit A) on April 12, 2004, by U.S. Certified Mail and First Class Mail in a sealed envelope, postage fully prepaid, and depositing the same in the U. S. Post Office at Salem, Marion County, Oregon, to the following parties, who reside or have offices at said addresses:

Jeramy and Charlotte Dudley
12527 Alderwood Drive
LaPine, OR 97739

VIA CERTIFIED MAIL #70031680000265062181
RETURN RECEIPT REQUESTED
VIA FIRST CLASS U.S. MAIL

Dated this 12th day of April, 2004.

OFFICE OF DAVID A. RHOTEN

By: *Jeffrey M. Strickland*

Jeffrey M. Strickland, OSB #03471

SUBSCRIBED AND SWORN TO before me this 12th day of April, 2004.



Laura Evenrud
Notary Public for Oregon
My commission expires: 8-8-2005

State of Oregon, County of Klamath
Recorded 04/22/2004 9:23 a m
Vol M04 Pg 24024-26
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

AFTER RECORDING, RETURN TO:
OFFICE OF DAVID A. RHOTEN
Jeffrey M. Strickland
494 State Street, #230
Salem, OR 97301-3654

PN

DAVID A. RHOTEN
LAWYER

24025

LAWRENCE W. ANDREWS
JEFFREY M. STRICKLAND
ASSOCIATES

230 OREGON BUILDING
494 STATE STREET
SALEM, OREGON 97301-3654
(503) 581-1552
FACSIMILE (503) 581-8973

April 12, 2004

VIA FIRST CLASS MAIL AND
CERTIFIED MAIL #70031680000265062181

Jeramy and Charlotte Dudley
12527 Alderwood Drive
La Pine, OR 97739

RE: NOTICE OF DEFAULT PURSUANT TO ORS 93.915
Our Clients : Russell W. and Terra E. Geddes
Our File No. : R04049

Dear Mr. and Mrs. Dudley:

Over the past several months, Russell W. and Terra E. Geddes, Sellers, have written to you regarding your default on the land sale contract, recorded March 24, 2004, Volume M04, Page 16546-48, in the Real Property Records of Klamath County, Oregon, whereupon you contracted to purchase certain real property located in La Pine, Oregon. As you know:

1. The fire/hazard insurance on the property was not paid in accordance with the Contract terms.
2. The property taxes now due in the amount of 1,310.31 (March 2004) have not been paid and are past due.
3. Monthly installment payments of \$650.00, due on the first day of each month, have not been paid (either on time or at all) for the months of October 2003 and January-April 2004, and a past due amount of \$1,550.00 is currently owed.

In light of your failure to respond or communicate to any of the parties involved and your failure to pay the above amounts past due under the Contract, you are hereby declared to be in default under the Contract and all amounts owing are immediately due and payable.

In addition to the amounts past due and owing, the Sellers, under the terms of the contract, declare that the whole unpaid principal balance of the purchase price, with interest accrued and calculated to the payoff date, is hereby accelerated and due and payable. The Sellers demand payment totaling \$77,302.90 on or by the date listed below.

Pursuant to ORS 93.915(3), you shall have until June 11, 2004, to bring all amounts due under the Contract current; and if not, thereafter, the Contract will be forfeited and all your rights and interest created thereunder will forever cease. You must plan now to either pay the full amount listed above by the date stated or, in the alternative, you must completely vacate the premises on or by June 11, 2004.

EXHIBIT A

24026

The name, address, and telephone number of the lawyer for Russell W. and Terra E. Geddes under the Contract is:

OFFICE OF DAVID A. RHOTEN
Jeffrey M. Strickland
494 State Street #230
Salem, OR 97301-3654
Tel: (503) 581-1552

**YOUR IMMEDIATE ATTENTION TO THIS MATTER IS NEEDED TO AVOID
FORFEITURE AND FORECLOSURE ACTION.**

Yours truly,

A handwritten signature in black ink, appearing to read "Jeffrey M. Strickland", written over a horizontal line.

Jeffrey M. Strickland

JMS:lke
c: Russell W. and Terra E. Geddes