

AFTER RECORDING RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

**M06-01535**

Klamath County, Oregon  
01/26/2006 08:23:08 AM  
Pages 3 Fee: \$31.00

---

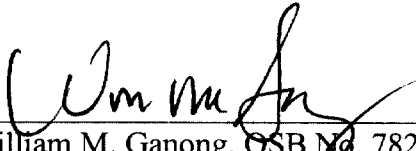
AFFIDAVIT OF MAILING NOTICE OF DEFAULT

STATE OF OREGON, County of Klamath) ss.

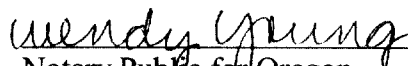
I, William M. Ganong, under oath, state as follows:

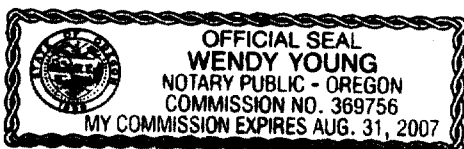
1. Attached as Exhibit A is a true and correct copy of the Notice of Default pertaining to the contract described therein (Contract).
2. The Contract contains a "forfeiture remedy" as defined in ORS 93.905(2).
3. The Notice of Default was mailed by both first-class and by certified mail with return receipt requested to the following persons at the last-known address indicated.
  - 3.1 Wanda Webb  
Post Office Box 217  
Merrill OR 97633  
  
Wanda Webb  
18163 Pope Road  
Merrill OR 97633
4. I make this affidavit as attorney for and on behalf of James T. Helberg, Trustee of the James T. Helberg Trust, under September 8, 1995.

Dated this 24<sup>th</sup> day of January, 2006.

  
\_\_\_\_\_  
William M. Ganong, OSB No. 78213  
Attorney for James T. Helberg

Signed and sworn to before me this 24<sup>th</sup> day of January, 2006 by William M. Ganong.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 8.31.2007



## 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 of Sale (Contract) between James T. Helberg as Seller and Wanda Webb as Purchaser, a memorandum of which was recorded on February 25, 2002 in Volume M02 at Page 11310-12 of 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  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 40 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon.

Klamath County Assessor's Account Nos. 4011-02100-00200 and M103925

and the mobile home located thereon bearing Serial No. 97014222564 and Klamath County Assessor's Account Nos. M155277 and M864121

3. Nature of Default. The default consists of Purchaser's failure to pay the 2004-2005 and the 2005-2006 taxes before they became delinquent; Purchaser's failure to make the monthly installment payments of \$1,187.73 due on the 15th day of each month from April 2005 through January 2006; and Purchaser's failure to pay the late payment fees of \$59.35 each for the months of January 2005 through January 2006.

4. Date Contract Will Be Forfeited. The Contract will be forfeited if the default is not cured by March 27, 2006.

5. How to Cure Default. The default will be cured if by March 27, 2006 the following occur:

5.1 The sum of \$11,877.30, plus interest at 8.5% per annum from August 24, 2005, until paid; plus monthly late payment fees of \$59.35 each from

January 2005 through January 2006 until paid; plus real property taxes of \$1,119.71 plus interest and penalties, if any, are received on account of the Contract by William M. Ganong, attorney at law, 514 Walnut Avenue, Klamath Falls, Oregon 97601.

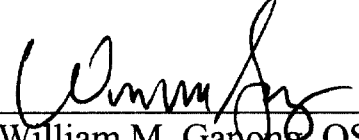
5.2 The additional sum of \$814 is received on account of this matter by William M. Ganong, the attorney for Seller. This sum consists of the following:

|                      |          |
|----------------------|----------|
| 5.2.1 Title search   | \$362.00 |
| 5.2.2 Recording fees | \$ 62.00 |
| 5.2.3 Mailing fees   | \$ 40.00 |
| 5.2.4 Attorney Fees  | \$350.00 |

5.3 The additional sum of \$1,187.73 due each month from February 15, 2006 until paid in full, plus interest at the rate of 8.5% per annum is received by the attorney for Seller.

6 Name and Address of Attorney for Seller.  
William M. Ganong, OSB No. 78213  
Attorney for James T. Helberg  
514 Walnut Avenue  
Klamath Falls OR 97601  
541/882-7228 - office 541/883-1923 - fax  
E-Mail: [wganong@aol.com](mailto:wganong@aol.com)

7. Date Notice Mailed. This notice is being deposited in both first-class and certified mail with return receipt requested, on January 24, 2006.

  
\_\_\_\_\_  
William M. Ganong, OSB No. 78213  
Attorney for James T. Helberg