

**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. Property Purchase Agreement (Contract) between **THOMAS E. BROKENSHERE** as Seller, and **MELVIN FEAVEL and KAY FEAVEL**, as Purchaser, which is unrecorded; a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

2. Property. The property which is the subject of the Contract is known as 9652 Parakeet Drive, Bonanza, Oregon 97623, and is more particularly described as follows:

Lot 1, Block 26, KLAMATH FALLS FOREST ESTATES HIGHWAY 66  
UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of  
the Clerk of Klamath County, Oregon.

TOGETHER WITH a 1975 Fleetwood Barrington Mobile Home, Serial No.  
3643103112553798 situated thereon.

Code 114 Map 3811-004AO TL 00100 Key #459998

3. Nature of Default. The default consists of the following:

- (a) Failure to make payments to Beneficial Oregon, Inc., d/b/a Beneficial Mortgage Co. on loans numbered 661711-26-112861-7 and 661711-00-509325-9;
- (b) Failure to pay the real property taxes due to Klamath County for the years 2002, 2003, 2004, and 2005;
- (c) Failure to provide proof of such insurance as called for under the terms of the contract.

4. Amount of Default. The amount of the default is:

- (a) Loan No. 661711-26-11286-7 has been accelerated by Beneficial Mortgage Co., and the entire principal balance, together with accrued interest to February 15, 2006, in the amount of \$47,787.18 is now due and payable in full.
- (b) Loan No. 661711-00-509325-9 has been accelerated by Beneficial Mortgage Co., and the entire principal balance, together with accrued interest to February 15, 2006, in the amount of \$10,351.98, is now due and payable in full.
- (c) Real property taxes for the years 2002-2005 in the amount of \$1,504.37, including interest.

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5. Date Contract will be Forfeited. The Contract will be forfeited if the default is not cured by sixty (60) days

6. How to Cure Default. The default will be cured if by May 2, 2006, the following occur:

6.1 The accelerated principal balance, together with accrued interest thereon to February 15, 2005, in the amount of \$10,351.98 is received on account of the Contract by Beneficial Mortgage Co., on Loan No. 661711-26-11286-7, together with additional interest as may be determined by Beneficial Mortgage at the time of payoff.

6.2 The accelerated principal balance, together with accrued interest thereon to February 15, 2006, in the amount of \$47,787.18 is received on account of the Contract by Beneficial Mortgage Co., on Loan No. 661711-00-509325-9, together with additional interest as may be determined by Beneficial Mortgage at the time of payoff.

6.3 The sum of \$1,504.37 is received by THOMAS E. BROKENSHERE, for reimbursement of real property taxes paid for the years 2002, 2003, 2004, and 2005.

6.4. The additional of \$616.12 is received on account of this matter by MICHAEL RATLIFF, of RATLIFF & RATLIFF, P.C. This sum consists of the following:

6.4.1 Title Search	200.00
6.4.2 Recording Fees	51.00
6.4.3 Attorney Fees	350.00
6.4.4 Certified Mailing Costs	20.12

6.5 Proof of insurance evidencing coverage of the subject property is provided to THOMAS E. BROKENSHERE pursuant to the terms of the contract.

7. Name and Address of Mortgagee. The mortgage under the Contract, to whom the payment under paragraphs 6.1 and 6.2 above is to be made, is:

Beneficial Mortgage Co.  
1345 Center Drive, Ste D  
Medford, OR 97501


8. Names and Address of Attorney for Seller.

Michael Ratliff  
Ratliff & Ratliff, P.C.  
905 Main Street, Ste 200  
Klamath Falls, OR 97601

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9. Date Notice Mailed. This notice is being deposited in both first class and certified mail, with return receipt requested, on MAY 2, 2006.

RATLIFF & RATLIFF, P.C.

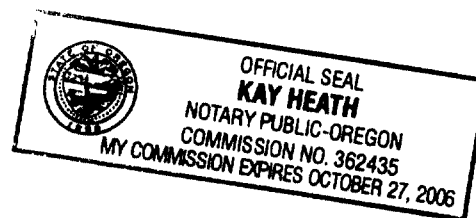
  
Michael Ratliff, OSB #75313  
of Attorneys for Seller

STATE OF OREGON; County of Klamath ) ss.

SUBSCRIBED AND SWORN TO BEFORE ME this 28th day of February, 2006,  
by Michael Ratliff.

  
NOTARY PUBLIC FOR OREGON

My Commission expires: 10-27-06



# Property Purchase Agreement

## Property Description and Location

Block 26 Lot 1, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2 (R459998)  
9652 Parakeet Dr., Bonanza Or 97623

Buyers = Melvin & Kay Feavel

9652 Parakeet Dr. Bonanza Or 97623

Seller = Thomas E Brokenshire

5520 Bowden Loop Apt D Colorado Springs Co 80915

## Terms and Conditions of Sale

1. Seller will carry property loans in his name until paid off.
2. Buyers will pay property loans to Beneficial
  - a. Loan # 661711-26-112861 is a variable loan and payments may change.
  - b. Loan # 661711-00-509325-9 is \$168.00 per month
3. All property Taxes will be paid by buyers yearly and a copy sent to seller.
4. Insurance on property will be the responsibility of buyers, Proof of insurance will be giving to finance company and seller.
5. No loans against the property will be taken out by either parties.
6. All repairs are the responsibility of the buyers.
7. A copy of the end of year statement from beneficial (interest paid on loan) will be sent to seller.
8. If any payment becomes two months over due this contract is voided.
9. If any other of the terms and conditions listed above are not met this contract is voided.

I have read and agree to the terms and conditions above

Melvin Feavel ( buyer )

Melvin Feavel

Date 6-19-02

Kay Feavel ( buyer )

Kay Feavel

Date 6-19-02

Thomas E Brokenshire ( seller )

Thomas E Brokenshire

Date June 1 2002

EXHIBIT A

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