

After Recording Return to:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

**M06-07529**

Klamath County, Oregon  
04/18/2006 10:29:34 AM  
Pages 4 Fee: \$41.00

DECLARATION OF FORFEITURE

STATE OF OREGON, County of Klamath) ss.

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

1. This declaration pertains to that certain Land Sale Contract (Contract) between David Ragan and Kimberly L. Ragan, as Seller, and Brad Alsman, as Purchaser, a memorandum of which was recorded on March 2, 2004 in Volume M04 at Page 11977 of the Official Records of Klamath County, Oregon. Sellers' interest in said Contract was assigned to Borislav Milojkovic and Mirjana Krokro-Milojkovic by Assignment of Contract and Warranty Deed recorded March 22, 2004 in Volume M04 at Page 15915 of the Official Records of Klamath County, Oregon. The property which is the subject of the Contract is more particularly described as follows:

Lot 9, Block 3, Tract 1027, Mt. Scott Meadow, according  
to the official plat thereof on file in the office of the  
Clerk of Klamath County, Oregon.

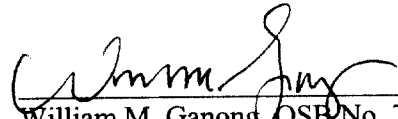
Code 008 Map 3107-001AO TL 09800 Key 80165

2. An Affidavit of Mailing of Notice of Default, with a copy of the Notice of Default attached (Notice), was recorded on January 5, 2006 in Volume M06 at Page 00233 in the Official Records of Klamath County, Oregon. An Affidavit of Mailing Amended Notice of Default, with a copy of the Amended Notice of Default attached (Notice), was recorded on January 26, 2006 in Volume M06 at Page 01534 in the Official Records of Klamath County, Oregon.

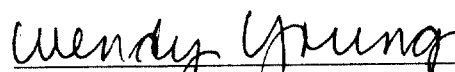
3. The default described in the Notice was not cured within the time specified, as required by ORS 95.915.

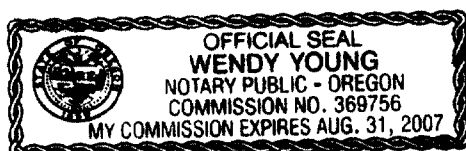
4. The Contract is hereby declared forfeited.

5. I make this declaration as attorney for and on behalf of Borislav Milojkovic and Mirjana Krokro-Milojkovic.

  
William M. Ganong, OSB No. 78213  
Attorney for Borislav Milojkovic and  
Mirjana Krokro-Milojkovic

This instrument was acknowledged before me on April 5, 2006 by William M. Ganong.

  
Notary Public for Oregon  
My commission expires: 8.31.2007



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

**M06-01534**

Klamath County, Oregon  
01/26/2006 08:22:31 AM  
Pages 3 Fee: \$31.00

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AFFIDAVIT OF MAILING AMENDED 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 Amended 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 Amended 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.

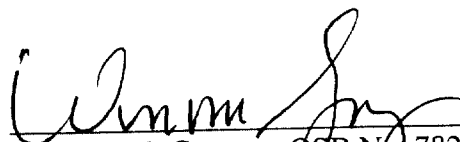
3.1 Brad Alsman  
1250 S Nehalem  
Clatskanie OR 97016

Brad Alsman  
13932 SE 282 ND Lane  
Boring OR 97009

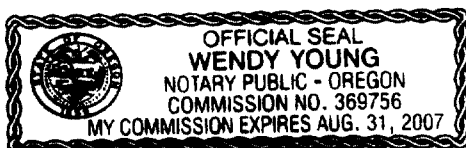
Brad Alsman  
527 16th Avenue  
Longview WA 98632

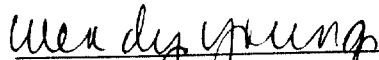
4. I make this affidavit as attorney for and on behalf of Borislav Milojkovic and Mirjana Krokarc-Milojkovic.

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

  
William M. Ganong, OSB No. 78213  
Attorney for Borislav Milojkovic and  
Mirjana Krokarc-Milojkovic

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

## AMENDED NOTICE OF DEFAULT

This Amended 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. Land Sale Contract (Contract) between David Ragan and Kimberly L. Ragan as Seller, and Brad Alsman as Purchaser, a memorandum of which was recorded on March 2, 2004 in Volume M04 at Page 11977 of the Official Records of Klamath County, Oregon. Sellers' interest in said Contract was assigned to Borislav Milojkovic and Mirjana Krokarc-Milojkovic by Assignment of Contract and Warranty Deed recorded March 22, 2004 in Volume M04 at Page 15915 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:

Lot 9, Block 3, Tract 1027, Mt. Scott Meadow, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code 008 Map 3107-001AO TL 09800 Key 80165

3. Nature of Default. The default consists of Purchaser's failure to pay the 2005-2006 taxes in the sum of \$51.27 before they became delinquent; Purchaser's failure to make the monthly installment payments of \$104.33 each for the months of January 2005 through January 2006; and Purchaser's failure to pay the late payment fees of \$10.43 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 \$1,356.29, plus interest at 10% per annum from November 12, 2005, until paid, plus monthly late payment fees of \$10.43 each from December 2005 until paid, plus real property taxes of \$51.27 paid by Sellers' assignees, is received on account of the Contract by William M. Ganong, attorney

at law, 514 Walnut Avenue, Klamath Falls, Oregon 97601.

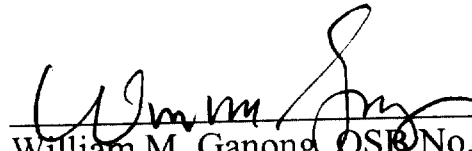
5.2 The additional sum of \$652 is received on account of this matter by William M. Ganong, the attorney for Seller. This sum consists of the following:

5.2.1 Title search	\$200.00
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 \$104.33 due each month from February 1, 2006 until paid in full, plus interest at the rate of 10% 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 Borislav Milojkovic and Mirjana Krokarc-Milojkovic  
514 Walnut Avenue  
Klamath Falls OR 97601  
541/882-7228 - office 541/883-1923 - fax  
E-Mail: 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 Borislav Milojkovic and  
Mirjana Krokarc-Milojkovic