

After Recording Return to:

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

M06-13255

Klamath County, Oregon

06/29/2006 10:00:19 AM

Pages 4 Fee: \$36.00

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 Robert V. Wethern, Sr., as Seller, and Tara Lea Bair and Chastity R. Washam, as Purchaser, a memorandum of which was recorded on December 11, 2002 in Volume M02 at Page 72021-22 of the Official Records of Klamath County, Oregon. The property that is the subject of the Contract is more particularly described as follows:

Lot 18, Block 129, Klamath Falls Forest Estates Highway 66 Unit,
Plat No. 4, Klamath County, Oregon.

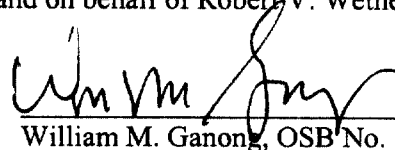
Map 3811-001AO-002000 and Property ID No. 457357

2. An Affidavit of Mailing Notice of Default, with a copy of the Notice of Default attached (Notice), was recorded on April 25, 2006 in Volume M06 at Page 08022 of 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.

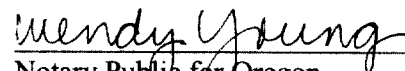
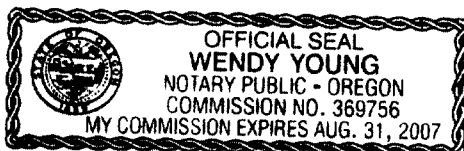
4. The Contract is hereby declared forfeited.

5. I make this declaration as attorney for and on behalf of Robert V. Wethern, Sr.



William M. Ganong, OSB No. 78213
Attorney for Robert V. Wethern, Sr.

This instrument was acknowledged before me on June 27, 2006 by William M. Ganong.



Notary Public for Oregon

My commission expires: 8.31.2007

36 ✓

M06-08022

Klamath County, Oregon

04/25/2006 10:19:34 AM

Pages 3 Fee: \$31.00

AFTER RECORDING RETURN TO:

William M. Ganong

Attorney at Law

514 Walnut Avenue

Klamath Falls OR 97601

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

STATE OF OREGON, County of Klamath) ss.

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

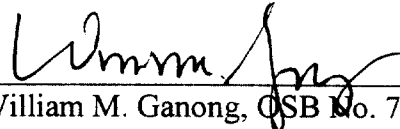
1. Attached as Exhibit A is a true and correct copy of the Notice of Default pertaining to the contract described therein (Contract).
2. The Contract contains a "forfeiture remedy" as defined in ORS 93.905(2).
3. On April 20, 2006, the Notice of Default was mailed by both first-class and by certified mail with return receipt requested to the following persons at the last-known address indicated.

3.1 Tara Lea Bair
2620 52nd Avenue
Sacramento CA 95822

Chastity R. Washam
2620 52nd Avenue
Sacramento CA 95822

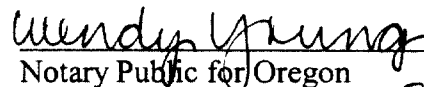
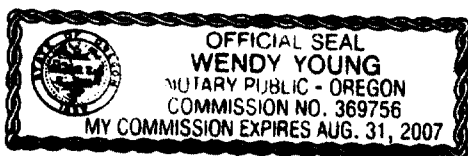
4. I make this affidavit as attorney for and on behalf of Robert V. Wethern, Sr.

Dated this 20th day of April, 2006.



William M. Ganong, OSB No. 78213
Attorney for Robert V. Wethern, Sr.

Signed and sworn to before me this 20th day of April, 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 Robert V. Wethern, Sr., as Seller, and Tara Lea Bair and Chastity R. Washam, as Purchaser, a memorandum of which was recorded on December 11, 2002 in Volume M02 at Page 72021-22 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 18, Block 129, Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 4, Klamath County,
Oregon.

Klamath County Assessor's Account Nos. 3811-001AO-02000
and Property ID No. 457357

3. Nature of Default. The default consists of Purchaser's failure to pay the 2005-2006 property taxes before they became delinquent; Purchaser's failure to make the monthly installment payments of \$70 due on the 1st day of each month from May 2005 through April 2006; and Purchaser's failure to pay the late payment fees of \$15 each for the months of July 2005 through April 2006.

4. Date Contract Will Be Forfeited. The Contract will be forfeited if the default is not cured by June 20, 2006.

5. How to Cure Default. The default will be cured if by June 20, 2006 the following occur:

5.1 The sum of \$840, plus interest at 10% per annum from April 2, 2005, until paid; plus monthly late payment fees of \$15 each from July 2005 through April 2006 until paid; plus real property taxes of \$48.23 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.

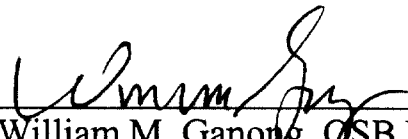
5.2 The additional sum of \$672 is received on account of this matter by William M. Ganong, the attorney for Seller. This sum consists of the following:

5.2.1 Title search	\$200.00
5.2.2 Recording fees	\$ 62.00
5.2.3 Mailing fees	\$ 60.00
5.2.4 Attorney Fees	\$350.00

5.3 The additional sum of \$70 due each month from May 1, 2005 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 Robert V. Wethern, Sr.
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 April 20, 2006.



William M. Ganong, OSB No. 78213
Attorney for Robert V. Wethern, Sr.