

2006-024371

Klamath County, Oregon



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12/03/2006 02:40:32 PM

Fee: \$26.00

AFFIDAVIT AND
DECLARATION OF FORFEITURE
AND ABANDONMENT OF REAL
ESTATE CONTRACT

After recording, return to:
Justin Throne
Attorney at Law
280 Main Street
Klamath Falls, Oregon 97601

I Justin Throne, being duly sworn state and declare as follows:

1. A Notice of Forfeiture and Abandonment of real estate contract, pursuant to contract terms and Oregon law, including ORS 93.905 to 93.940, was recorded in Klamath County Records at Page 2006-017634 and pages following, regarding that certain contract between KENNETH H. DUNCAN and EVELYN R. DUNCAN, referred to herein as "Sellers" and JEFF ALLBRITTEN, referred to herein as "Purchaser." Said contract is for the sale of real property located in Klamath County, Oregon, more particularly described as:

A parcel of land situated in the Supplemental Plat of the City of Malin, Klamath County, Oregon more particularly described as follows:

The West 78 feet of Fifth Street between Blocks 62 and 63 from the South boundary of Rosicky said Supplemental Plat of the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2. Said Contract was recorded January 9, 2004 at M04, Page 01289,

01289, Records of Klamath County, State of Oregon.

3. I am attorney for Sellers

4. An Affidavit of Mailing said Notice of Forfeiture and Abandonment of real estate contract was recorded in Klamath County Records at Pages 2006-017633 and pages following. No extension of time for cure of Defaults has been executed or recorded by Sellers.

5. Copies of said Notice and said Affidavit of Mailing are attached hereto.

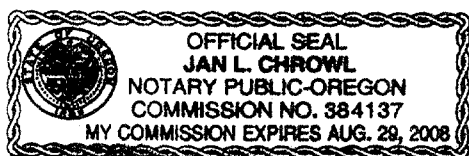
6. The default of the Purchaser under the terms of said contract was not cured within the time period provided in ORS 93.915 and it is hereby declared that said contract has been forfeited and said contract is forfeited and abandoned.

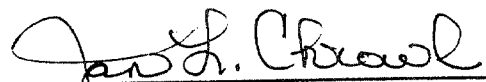


JUSTIN THRONE, Attorney for Sellers.

STATE OF OREGON]
] ss.
County of Klamath]

Personally appeared before me the above named JUSTIN THRONE, and, being duly sworn, acknowledged the above instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission expires: 8-29-08