



00021074200700075980050053

04/27/2007 02:00:31 PM

Fee: \$41.00

NOTICE OF FORFEITURE
AND ABANDONMENT
OF REAL ESTATE
CONTRACT

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

Notice is hereby given as follows:

1. This notice is a Notice of Forfeiture and Abandonment of real estate contract, which notice is pursuant to contract terms and Oregon law, including ORS 93.905 to 93.940, and is declaration and notice of forfeiture and abandonment of that certain contract between ANNETTE PIERCE SLOCOMBE, referred to herein as "Seller" and SHAWN DUMONT and COLLEEN DUMONT, referred to herein as "Purchasers." Said contract is for the sale of real property located in Klamath County, Oregon, more particularly described as:

Lot 20, Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT NUMBER 1, as recorded in the office of the County Recorder of Klamath
County, Oregon.

Said Contract was recorded August 9, 2005 at M05, Page 61470, Records of
Klamath County, State of Oregon.

2. The nature of Purchasers' defaults are:
a. Failure to timely make the payment in the amount of \$167.00 due on the first day of October 2005 and \$167.00 due on the first day of each and every month thereafter.
b. Failure to pay real property taxes plus interest for the tax years 2004-2005, 2005-2006, and 2006-2007 in the amounts of \$79.83, \$71.36, and \$66.73 respectively. Seller has paid such amounts and Purchasers have failed to reimburse Seller.

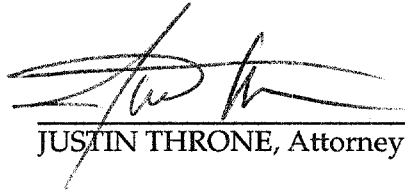
3. The Date after which said Contract shall be forfeited if there is a failure to cure the defaults is August 15, 2007, at 5:00 p.m.

4. The name and address of the attorney for the Seller is:

Justin Throne, Attorney at Law
280 Main Street
Klamath Falls, Oregon 97601
Telephone: 541-882-4436

5. The above named Purchasers in default or others pursuant to law may avoid a forfeiture under the contract or its abandonment by curing all defaults before expiration of the notice period. As regards the default consisting of failure to pay sums when due under the contract, the non-payment defaults may be cured by paying the entire amount due, other than sums that would not then be due had no default occurred, at the time of

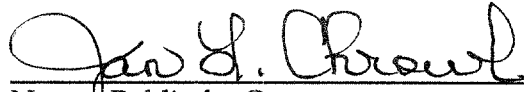
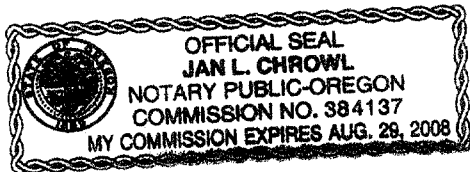
cure under the terms of the contract; such amounts shall include reimbursement of real property taxes paid by Seller, as set forth above. Any default other than failure to pay sums due under the contract may be cured by tendering the performance required under the contract. In addition to paying the sums and tendering the performance necessary to cure the default, the person effecting the cure of the default shall pay all costs and expenses actually incurred in enforcing the contract, including, but not limited to, late charges, attorney fees, and costs of title search as provided by Oregon law. The Seller may elect to pay additional costs, including insurance and real property taxes; if so, cure shall include payment to Seller such amounts plus interest at the rate stated in the contract.



JUSTIN THRONE, Attorney for Seller

STATE OF OREGON]
] ss.
County of Klamath]

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


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

AFFIDAVIT OF MAILING OF
NOTICE OF FORFEITURE AND
ABANDONMENT OF REAL ESTATE
CONTRACT

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

STATE OF OREGON)
) ss.
County of Klamath)

I, JUSTIN THRONE, being first duly sworn, say:

I mailed, by both first class and certified mail with return receipt requested, a copy
of that Notice of Forfeiture and Abandonment of Real Estate Contract, a copy of which is
also attached hereto, to the following persons and last known addresses, on April 27,
2007:

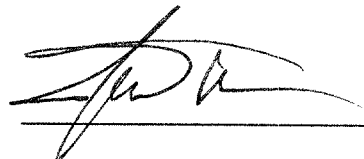
SHAWN DUMONT
29413 Thunderbear Road
Bonanza, Oregon 97623

COLLEEN DUMONT
P.O. Box 839
Chiloquin, Oregon 97624

MATTHEW T. PARKS
832 Klamath Avenue
Klamath Falls, Oregon 97601

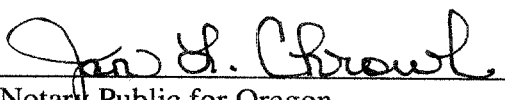
MELINDA HOLDEN
c/o Matthew Parks, Attorney
832 Klamath Avenue
Klamath Falls, Oregon 97601

WILLIAM HOLDEN
c/o Matthew Parks, Attorney
832 Klamath Avenue
Klamath Falls, Oregon 97601



SUBSCRIBED AND SWORN to before me this 27 day of April, 2007, by
Justin Throne.





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

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b. Failure to pay real property taxes plus interest for the tax years 2004-2005, 2005-2006, and 2006-2007 in the amounts of \$79.83, \$71.36, and \$66.73 respectively. Seller has paid such amounts and Purchasers have failed to reimburse Seller.


3. The Date after which said Contract shall be forfeited if there is a failure to cure the defaults is August 15, 2007, at 5:00 p.m.

4. The name and address of the attorney for the Seller is:

Justin Throne, Attorney at Law
280 Main Street
Klamath Falls, Oregon 97601
Telephone: 541-882-4436

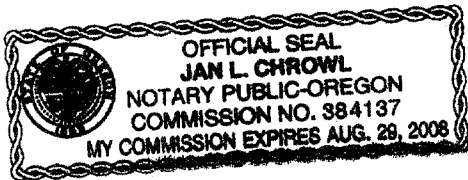
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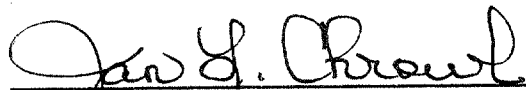
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JUSTIN THRONE, Attorney for Seller

STATE OF OREGON]
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