

Return: Michael P. Dawson  
4926 Mermaid Blvd  
Wilmington, DE 19808-1005

2008-012632  
Klamath County, Oregon



00052911200800126320070078

09/10/2008 08:13:35 AM

Fee: \$51.00


AFFIDAVIT

DECLARATION OF FORFEITURE


STATE OF MARYLAND )  
 ) ss.  
COUNTY OF ANNE ARUNDEL )

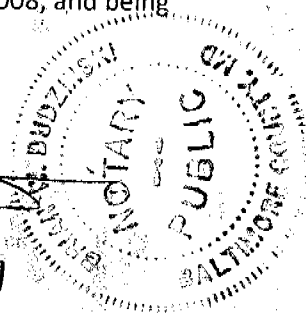
I, Michael P. Dawson, being first duly sworn, make the following affidavit and declaration of forfeiture on personal knowledge:

1. Property Description: Lot 14 Block 5 Tract No. 1027 Mt. Scott Meadows, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.
2. The default of the purchaser was not cured within the time period provided in ORS 93.915;
3. The purchasers interest in that certain Contract of Sale of Real Estate dated November 4, 2004, between Michael Dawson as Sellers and Michelle Kunz as Purchasers, has been forfeited; and
4. A true copy of the notice of default and affidavit of mailing is attached hereto.

  
Michael P. Dawson

Personally appeared Michael P. Dawson before me this 3<sup>rd</sup> day of September, 2008, and being first duly sworn, did say that the foregoing affidavit is true as he verily believes.

  
Notary Public for Maryland  
My Commission Expires Feb 22 2011




BRIAN W. DUDZINSKI  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
MY COMMISSION EXPIRES FEB. 22, 2011

AFFIDAVIT OF MAILING

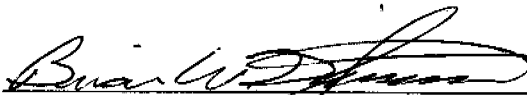
STATE OF MARYLAND            )  
  ) ss.  
COUNTY OF ANNE ARUNDEL    )

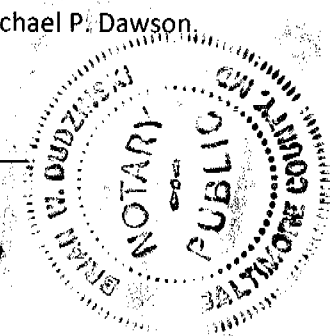
I, Michael Dawson being first duly sworn, say that I mailed copies of the attached Notice of Default by both certified mail with return receipt requested and first class mail on March 19, 2008 and July 15, 2008, to the last-known address of the following:

Michelle Kunz  
12931 SE 23<sup>rd</sup> Ave  
Milwaukie, OR 97222

  
\_\_\_\_\_  
Michael P. Dawson

SUBSCRIBED AND SWORN to before me this 3<sup>rd</sup> day of September, 2008 by Michael P. Dawson.

  
\_\_\_\_\_  
Notary Public for Maryland  
My Commission Expires Feb 22, 2011



BRIAN W. DUDZINSKI  
NOTARY PUBLIC  
BALTIMORE COUNTY  
MARYLAND  
MY COMMISSION EXPIRES FEB. 22, 2011

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Michelle Kunz  
12931 SE 23rd Ave  
Milwaukee, OR 97222

## 2. Article Number

(Transfer from service)

7007 2560 0000 1703 7528

PS Form 3811, February 2004

Domestic Return Receipt

100785-00-00-15-0

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Michelle Kunz ☐ Agent ☐ Addressee

## B. Received by (Printed Name)

Michelle Kunz

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## CERTIFIED MAIL™ RECEIPT

Domestic Mail Only; No Insurance Coverage Provided

For delivery information visit our website at [www.usps.com](http://www.usps.com).

PORTLAND, OR 97222

Postage	\$0.41	0510
Certified Fee	\$2.65	18
Return Receipt, new (domestic Prod. Prod.)	\$2.15	Postmark
Restricted Delivery, new (domestic Prod. Prod.)	\$0.00	Date
<b>Total Postage &amp; Fees</b>	<b>\$5.21</b>	<b>03/19/2008</b>

File  
 Michelle Kunz  
 12931 SE 23rd Ave  
 Milwaukee, OR 97222  
 Form 3811, August 2003  
 For Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

X Michelle Kunz  
12931 SE 23rd Ave  
Milwaukee, OR 97222

## 2. Article Number

(Transfer from service)

7007 2560 0000 1706 9765

PS Form 3811, February 2004

Domestic Return Receipt

100785-02-00-13-0

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Michelle Kunz ☐ Agent ☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

Crafton  
 Crafton, Maryland  
 211149958  
 2303830510 - 0098  
 07/15/2008 (800) 275-8777 05:06:12 PM

Product Description		Sales Receipt		Final Price
Qty	Price	Qty	Price	
PLAT. A&T OR 57222				\$0.42
Zone-A First Class				
Letter				
0.70 oz.				
Return Receipt (Green Card)				\$2.20
Certified				\$2.70
Label #:	70072560000017069765			
Issue #/I:				\$5.32

Total: \$5.32

Paid by:  
 MasterCard \$5.32  
 Account #: XXXXX-XXXX-XXXX  
 Approval #: 004257  
 Transaction #: 611  
 23 902650451

Order stamps at [USPS.com/shop](http://USPS.com/shop) or call  
 1-800-Stamp24. Go to [USPS.com/online](http://USPS.com/online)  
 to print all using 1306s with postage.  
 For delivery information call 1-800-USA-4358.

Bill #: 30002030/6962  
 Clerk: 16

All sales final on status and postage.  
 Refunds for guaranteed services only.  
 Thank you for your business.

**Michael P. Dawson**

1153 MD Route 3 North  
Suite 28  
Gambrills, MD 21054  
908-240-8513

**NOTICE OF DEFAULT**

3/19/08

Michelle Kunz  
12931 SE 23rd Ave  
Milwaukie, OR 97222

RE: Lot 14 Block 5 Tract No. 1027 Mt Scott Meadows, NOTICE OF DEFAULT

Dear Miss Kunz,

Notice is hereby given that you are in default of that certain Contract of Sale of Real Estate dated November 4, 2004, between Michael Dawson as Sellers and Michelle Kunz as Purchasers. The default is for failure to pay any of the installments after September 5, 2008.

The balance due 8242.07 as of March 19, 2008 at the rate of 10% per annum.

Your interest in the contract and in the underlying real property shall be forfeited unless you cure the default by paying the total balance due by, **September 1, 2008**. The following payments are past due:

October 114.66 dollars  
November 114.66 dollars  
December: 114.66 dollars  
January: 114.66 dollars  
February: 114.66 dollars  
March: 114.66 dollars  
April: 104.24 dollars if paid before the 10<sup>th</sup>

**Total: 792.20 dollars** (after 10<sup>th</sup> 802.62 dollars)

Further, your tax payment made by this office has been made in November 2007 in the amount of **62.29**. Please include this in you payment.

This total must be paid by a post marked check to the address above no later then **April 10, 2008. No partial payment will be accepted unless an agreement can be reached. If not paid foreclosure proceedings will be initiated.**

Sincerely,

Michael Dawson

**Michael P. Dawson**

1153 MD Route 3 North  
Suite 28  
Gambrills, MD 21054  
908-240-8513

**2<sup>nd</sup> NOTICE OF DEFAULT**

7/11/08

Michelle Kunz  
12931 SE 23rd Ave  
Milwaukie, OR 97222

RE: Lot 14 Block 5 Tract No. 1027 Mt Scott Meadows, NOTICE OF DEFAULT

Dear Miss Kunz,

Notice is hereby given that you are in default of that certain Contract of Sale of Real Estate dated November 4, 2004, between Michael Dawson as Sellers and Michelle Kunz as Purchasers. The default is for failure to pay any of the installments after September 5, 2008.

The balance due 8549.00 as of July 11, 2008 at the rate of 10% per annum.

Your interest in the contract and in the underlying real property shall be forfeited unless you cure the default by paying the total balance due by, **September 1, 2008**. The following payments are past due:

October 114.66 dollars  
November 114.66 dollars  
December: 114.66 dollars  
January: 114.66 dollars  
February: 114.66 dollars  
March: 114.66 dollars  
April: 114.66 dollars  
May: 114.66 dollars  
June: 114.66 dollars  
July: 114.66 dollars

**Total: 1146.60 dollars**

Further, your tax payment made by this office has been made in November 2007 in the amount of **62.29**. Please include this in you payment.

Further, this office has attempted to reach you via telephone and email on multiple occasions without success. Please call this office ASAP if there are any issues or concern reference this letter.

Sincerely,

Michael Dawson