

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

2009-005096
Klamath County, Oregon



00064119200900050960060062

04/13/2009 10:58:01 AM

Fee: \$46.00

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:

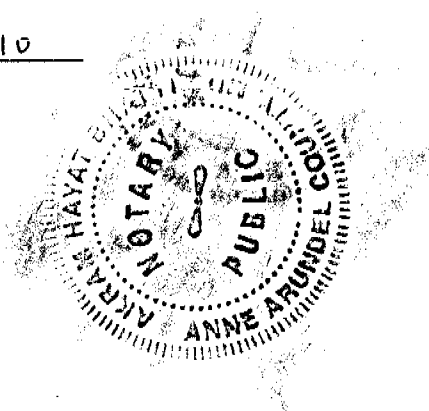
1. Property Description: 1 Block 14 Tract No. 1027 Mt Scott Meadows, Oregon, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.
2. The default of the purchaser was not cured within the time period provided in ORS 93.915;
3. The purchasers interest in that certain Contract of Sale of Real Estate dated March 4, 2004, between Michael Dawson as Sellers and Gary Sadler 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 30th day of March, 2009, and being first duly sworn, did say that the foregoing affidavit is true as he verily believes.

Notary Public for Maryland

My Commission Expires 6/23/10

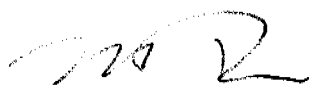


AFFIDAVIT OF MAILING


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

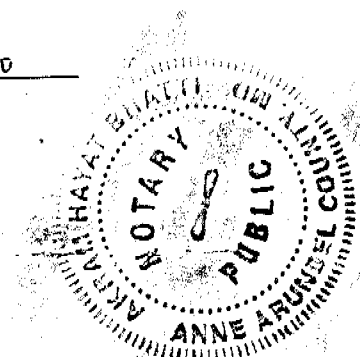
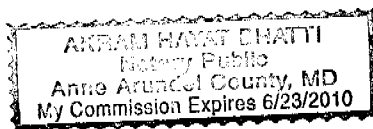
I, Michael Dawson being first duly sworn, say that I mailed copies of the attached Notice of Default by both certified mail with return receipt requested and first class mail on September 3, 2008 and February 10, 2009, to the last-known address of the following:

Gary Sadler
2239 SW 309th Street
Federal Way, WA 98032


Michael P. Dawson

SUBSCRIBED AND SWORN to before me this 30th day of March, 2009 by Michael P. Dawson.


Notary Public for Maryland
My Commission Expires 6/23/10



Michael P. Dawson

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

NOTICE OF DEFAULT

September 2, 2008

Gary Sadler
2239 SW 309th St
Federal Way, WA 98023

RE: Land Sale Contract for Lot 1 Block 14 Tract No. 1027 Mt Scott Meadows, Oregon,
NOTICE OF DEFAULT

Dear Mr. Sadler,

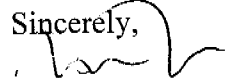
Notice is hereby given that you are in default of that certain Contract of Sale of Real Estate dated 3/4/04, between Michael Dawson as Sellers and Gary W. Sadler as Purchasers. The default is for failure to pay any of the installments after January 19, 2008 for the February payment.

The balance due 8879.42 as of August 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, **March 1, 2009**. The following payments are past due:

March: 110 dollars
April: 110 dollars
May: 110 dollars
June: 110 dollars
July: 110 dollars
August: 110 dollars
September: 100 dollars
Total: 760 dollars (after 10th 770 dollars)

Please contact this office ASAP if other payment arrangements want to be made, otherwise please pay all past due payments as soon as possible.

Sincerely,

Michael Dawson

Michael P. Dawson

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

NOTICE OF DEFAULT

February 9, 2008

Gary Sadler
2239 SW 309th St
Federal Way, WA 98023

RE: Land Sale Contract for Lot 1 Block 14 Tract No. 1027 Mt Scott Meadows, Oregon,
NOTICE OF DEFAULT

Dear Mr. Sadler,

Notice is hereby given that you are in default of that certain Contract of Sale of Real Estate dated 3/4/04, between Michael Dawson as Sellers and Gary W. Sadler as Purchasers. The default is for failure to pay any of the installments after January 19, 2008 for the February payment.

The balance due 8879.42 as of August 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, **March 1, 2009**. The following payments are past due:

March - Dec: 1110 dollars

January: 110 dollars

March: 100 dollars

Total: 1310 dollars

Please contact this office ASAP if other payment arrangements want to be made, otherwise please pay all past due payments as soon as possible.

Sincerely,



Michael Dawson

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:

GARY SADLER
2239 SW 309th St
FEDERAL WAY, WA
98023

2. Air

(M)

PS F

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 X *Gary Sadler*

B. Received by (Printed Name) *Gary Sadler* C. Date of Delivery *9/16*

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.
☐ Yes

102595-02-M-1540

U.S. Postal ServiceTM CERTIFIED MAILTM RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

FEDERAL WAY WA 98023

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



09/03/2008

Sent To *GARY SADLER*
 Street, Apt. No.,
 or PO Box No. *2239 SW 309th St*
 City, State, Zip+4 *FEDERAL WAY WA 98023*
 PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0002 8014 4544


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Track & Confirm

FAQs

Track & Confirm

Search Results

Label/Receipt Number: 7007 2560 0000 1702 6065

Associated Label/Receipt:

Detailed Results:

- Notice Left, February 13, 2009, 2:45 pm, SEATTLE, WA 98188
- Acceptance, February 10, 2009, 12:16 pm, CROFTON, MD 21114

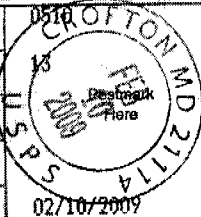
Track & Confirm

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CERTIFIED MAIL™ RECEIPT
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FEDERAL WAY, WA 98003

Postage	\$	\$0.42
Certified Fee		\$2.70
Return Receipt Fee (Endorsement Required)		\$2.20
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.32



or your item sent to you or others by email.

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National & Premier Accounts

Sent To

GARY SADLER

Street, Apt. No.,

or PO Box No.

2239 SW 30th

City, State, ZIP+4

FEDERAL WAY, WA 98024

PS Form 3800, August 2006

See Reverse for Instructions

AWSON

3 MD Route 3 N Ste 28

Brills, MD 21054


 U.S. POSTAGE
 PAID
 CROFTON, MD
 21114
 FEB 10, '09
 AMOUNT

\$5.32
 00017536-13

0000

98023

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL™


007 2560 0000 1702 6065

 RETURN TO SENDER
☐ MOVED, LEFT NO ADDRESS
☐ FORWARDING ORDER EXPIRED
☐ ATTEMPTED, NOT KNOWN
☐ UNCLAIMED
☐ NO SUCH STREET
☐ NO SUCH NUMBER
☐ INSUFFICIENT ADDRESS

 NOTIFY SENDER OF NEW ADDRESS
 SADLER, GARY W
 420 S 183RD ST
 TUKWILA WA 98188-2541

98023 98188 2541