

2010-009542

Klamath County, Oregon



00088596201000095420040046

08/12/2010 08:44:44 AM

Fee: \$52.00

After recording, return to:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

AFFIDAVIT OF FORFEITURE
ORS 93.930

STATE OF OREGON, County of Klamath) ss.

I, William M. Ganong, being first duly sworn, depose and say as follows:

1. On May 7, 2010, I caused to be recorded in Book 2010 at Page 005379 of the Records of the Clerk of Klamath County, Oregon, an Affidavit of Mailing ORS 93.905 (2) and a Notice of Default ORS 93.905 - 93.940 described therein. Copies of said Affidavit of Mailing and Notice of Default are attached hereto.

2. The default of the purchaser under the Contract described in said Notice of Default was not cured within the time period provided in ORS 93.915, and the Contract described in said Notice of Default is declared to be forfeited.

3. Pursuant to the terms of the Contract and to Oregon statute, Andrew A. Patterson, Trustee, BMRMG, LLC. 401 K Plan, and William M. Ganong and Marie I. Ganong, Trustees of the WMGPS Trust, are declared to be the owners of Lot 51, Block 91, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, Klamath County, Oregon, Klamath County Assessor's No. 3711-023CO-00600, free and clear of the interest of the Contract purchasers named in said Notice of Default and of anyone claiming by or under them.

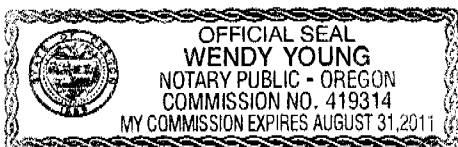
Dated this 10 day of August, 2010.

William M. Ganong, OSB No. 78213
Attorney for Sellers

This instrument was acknowledged before me on August 10, 2010 by William M. Ganong.

Notary Public for Oregon

My Commission Expires: 8.31.2011



2010-005379

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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

00083675201000053790030035

05/07/2010 08:48:38 AM

Fee: \$47.00

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

STATE OF OREGON, County of Klamath) ss.

I, Wendy Young, under oath, state as follows:

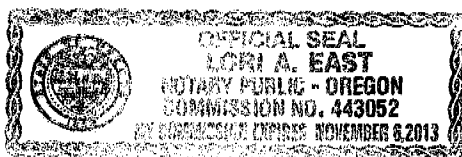
1. Attached as Exhibit A is a true and correct copy of the Notice of Default pertaining to the contract described therein (Contract).
2. The Contract contains a "forfeiture remedy" as defined in ORS 93.905(2).
3. On May 4, 2010, I mailed the Notice of Default by both first-class and certified mail with return receipt requested by depositing true, full, and exact copies thereof in the United States Mail at Klamath Falls, Oregon addressed to the following persons at their last-known addresses:
 - 3.1 Paul Murphy
Post Office Box 502
Klamath Falls OR 97601
 - Karen Bright
Post Office Box 502
Klamath Falls OR 97601
4. I make this affidavit as secretary to and under the direction of William M. Ganong, who is the attorney for Andrew A. Patterson, Trustee, BMRMG, LLC. 401 K Plan, and William M. Ganong and Marie I. Ganong, Trustees of the WMGPS Trust.

Dated this 4th day of May, 2010.

Wendy Young
Wendy Young, Secretary to
William M. Ganong

Signed and sworn to before me this 4th day of May, 2010 by Wendy Young.

Lori East
Notary Public for Oregon
My Commission Expires: 11-6-2013



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 Andrew A. Patterson, Trustee, BMRMG, LLC. 401 K Plan, and William M. Ganong and Marie I. Ganong, Trustees of the WMGPS Trust, as Seller, and Paul Murphy and Karen Bright, as Purchaser, a memorandum of which was recorded on July 14, 2009 in Book 2009 at Page 009599 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 51 in Block 91 of KLAMATH FALLS FOREST
ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the
County of Klamath, State of Oregon.

Klamath County Assessor's Account No. R-3711-023CO-00600
and R392890

3. Nature of Default. The default consists of Purchaser's failure to pay the 2009-2010 taxes before they became delinquent; Purchaser's failure to make the monthly installment payments of \$400 due on the 13th day of each month from February 2010 through April 2010; and Purchaser's failure to pay the late payment fees of \$35 each for the months of February 2010 through April 2010.

4. Date Contract Will Be Forfeited. The Contract will be forfeited if the default is not cured by August 6, 2010.

5. How to Cure Default. The default will be cured if by August 6, 2010 the following occur:

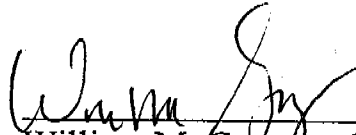
5.1 By paying the monthly installment payments of \$400 each for the months commencing January 13, 2010 and continuing until cured; plus monthly late payment fees of \$35 each from February 2010 until cured; and by paying real property taxes of \$35.70 plus interest and penalties, to William M. Ganong, attorney at law, 514 Walnut Avenue, Klamath Falls, Oregon 97601.

5.2 By paying the additional sum of \$637 for forfeiture costs and fees to William M. Ganong, the attorney for Seller, at the address set forth above. This sum consists of the following:

5.2.1 Title search	\$200.00
5.2.2 Recording fees	\$ 47.00
5.2.3 Mailing fees	\$ 40.00
5.2.4 Attorney Fees	\$350.00

6 Name and Address of Attorney for Seller.
William M. Ganong, OSB No. 78213
Attorney at Law
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 May 4, 2010.



William M. Ganong, OSB No. 78213
Attorney for Seller