2012-000503 Klamath County, Oregon



Recording Cover Sheet	00112672201200005030130130	
All Transactions (ORS 205.234)	01/20/2012 08:43:52 AM	Fee: \$97.00
After Recording Return To:		
David B. Mills, Esq.		
115 W. 8th Ave., Suite 390		
Eugene, OR 97401		
Mail Tax Statements To:		
Candace Amborn, Trustee	· (^>	
P.O. Box 580	4 " / P	
Medford, OR 97501-0214		
1. Name / Title of Transaction (ORS 205.	234 (1a))	
Affidavit of Forfeiture of Unrecorded Lar	nd Sale Contract	
2. Grantor / Direct Party Name and Add	ress (ORS 205.125 (1b), 205.160 & 205.234 (1b)))
Candace Amborn, Trustee of the Bankrup P.O. Box 580	ptcy Estate of John Elliget and Gina Elliget	
Medford, OR 97501-0214	4	
	ldress (ORS 205.125 (1b), 205.160 & 205.235 (1b	·))
Janine and Bradford G.C. Love		
P.O. Box 1177		
Spring, TX 77383-1177		
4. True and Actual Consideration (ORS 9	93.030)	
To extent applicable, consideration is va	lue other than money	_
5. If this instrument is being re-recorded,	, complete the following statement (ORS 205.24	4)
Re-recorded at the request ofto correct		
Previously recorded in Book	and page or DN	

AFFIDAVIT OF FORFEITURE OF <u>UNRECORDED</u> LAND SALE CONTRACT

RE: UNRECORDED Land Sale Contract

between:

John Gordon Elliget,

Seller

And

Janine and Bradford G.C. Love,

Buyers

After recording, return to:

David B. Mills, Esq. Attorney at Law

115 W. 8th Ave., Suite 390

Eugene, OR 97401

STATE OF OREGON)

)ss.

County of Lane

I, David B. Mills, having first been duly sworn, do depose and say that:

I am the attorney for Candace Amborn, Trustee of the bankruptcy estate of John Elliget and Gina Elliget, US Bankruptcy Court, District of Oregon, Case No. 09-64244-fra7.

Attached hereto is a copy of the Notice of Default recorded at Instrument No. 2011-012407, a copy of the Affidavit of Mailing recorded at Instrument No. 2011-012408 and Affidavit of Proof of Mailing.

The default of the purchasers under the terms of the UNRECORDED contract of sale referenced in the foregoing Notice of Default was not cured within the time period provided in ORS 93.915 and the UNRECORDED contract of sale has been forfeited.

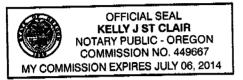
The real property subject to the **UNRECORDED** land sale contract referenced in the attached notice of default is described as:

Lot 1, Block 12, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. 3612-001B0-00100-000.

David B. Mills, Attorney for Candace Amborn, Trustee

Personally appeared before me on January 18, 2012 David B. Mills, Esq. Attorney for Candace Amborn, Trustee and acknowledged the foregoing to be his voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 7/6/14

NOTICE OF DEFAULT

RE: UNRECORDED Land Sale Contract between:

John Gordon Elliget,

Seller

And

Janine and Bradford G.M. Love,

Buyers

After recording, return to:

David B. Mills, Esq. Attorney at Law

115 W. 8th Ave., Suite 390

Eugene, OR 97401

2011-012407

Klamath County, Oregon



11/04/2011 10:32:01 AM

Fee: \$42.00

Pursuant to ORS 93.915 Candace Amborn, Trustee of the bankruptcy estate of John Elliget and Gina Elliget, US Bankruptcy Court, District of Oregon, Case No. 09-64244-fra7 hereby gives notice of default of the buyers under the **UNRECORDED** Land Sale Contract dated December 29, 2006 between John Elliget, Seller, and Janine and Bradford G. M. Love, Buyers, and provides the following information pursuant to ORS 93.915(3);

- 1. Nature of Default: Failure to make payments due under the contract.
- 2. Amount of Default: \$5,013.73.
- 3. Date after which the contract will be forfeited if the buyers do not cure the default: January 17, 2012.
- 4. Name and address of the attorney for the Seller:

David B. Mills, Esq.

Attorney at Law

115 W. 8th Ave., Suite 390

Eugene, OR 97401

The real property subject to the above referenced land sale contract is described as:

Lot 1, Block 12, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. 3612-001B0-00100-000.

The referenced Land Sale Contract is UNRECORDED.

David B. Mills, Autorney for Candace Amborn, Trustee

Personally appeared before me on November 1, 2011 David B. Mills, Esq. Attorney for Candace Amborn, Trustee and acknowledged the foregoing to be his voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 7 6 114

AFFIDAVIT OF MAILING

RE: UNRECORDED Land Sale Contract

between:

John Gordon Elliget,

Seller

And

Janine and Bradford G.M. Love,

Buyers

After recording, return to:

David B. Mills, Esq. Attorney at Law

115 W. 8th Ave., Suite 390

Eugene, OR 97401

2011-012408

Klamath County, Oregon



11/04/2011 10:34:01 AM

Fee: \$52.00

STATE OF OREGON)

)ss.

County of Lane

I, David B. Mills, having first been duly sworn, do depose and say that:

I am the attorney for Candace Amborn, Trustee of the bankruptcy estate of John Elliget and Gina Elliget, US Bankruptcy Court, District of Oregon, Case No. 09-64244-fra7 and that on November 1, 2011 I caused to be mailed to Janine and Bradford G.M. Love the attached Notice of Default by first class mail and certified mail with return receipt requested to their last known address.

The real property subject to the above land sale contract referenced in the attached notice of default is described as:

Lot 1, Block 12, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. 3612-001B0-00100-000.

The referenced Land Sale Contract is UNRECORDED.

David B. Mills, Attorney for Candace Amborn, Trustee

STATE OF OREGON)

)ss.

County of Lane

This instrument was acknowledged before me on November 1, 2011 by David B. Mills, Attorney for Candace Amborn, Trustee.



Notary Public for Oregon
My Commission Expires: 7/6/14

NOTICE OF DEFAULT

RE: UNRECORDED Land Sale Contract

between:

John Gordon Elliget,

Seller

And

Janine and Bradford G.M. Love,

Buyers

After recording, return to:

David B. Mills, Esq. Attorney at Law 115 W. 8th Ave., Suite 390 Eugene, OR 97401

Pursuant to ORS 93.915 Candace Amborn, Trustee of the bankruptcy estate of John Elliget and Gina Elliget, US Bankruptcy Court, District of Oregon, Case No. 09-64244-fra7 hereby gives notice of default of the buyers under the **UNRECORDED** Land Sale Contract dated December 29, 2006 between John Elliget, Seller, and Janine and Bradford G. M. Love, Buyers, and provides the following information pursuant to ORS 93.915(3);

- 1. Nature of Default: Failure to make payments due under the contract.
- 2. Amount of Default: \$5,013.73.
- 3. Date after which the contract will be forfeited if the buyers do not cure the default: January 17, 2012.
- 4. Name and address of the attorney for the Seller:

David B. Mills, Esq.

Attorney at Law

115 W. 8th Ave., Suite 390

Eugene, OR 97401

The real property subject to the above referenced land sale contract is described as:

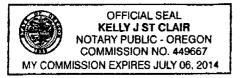
Lot 1, Block 12, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No. 3612-001B0-00100-000.

The referenced Land Sale Contract is UNRECORDED.

David B. Mills, Attorney for Candace Amborn, Trustee

Personally appeared before me on November 1, 2011 David B. Mills, Esq. Attorney for Candace Amborn, Trustee and acknowledged the foregoing to be his voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 16/14

AFFIDAVIT OF PROOF OF MAILING

RE: UNRECORDED Land Sale Contract

between:

John Gordon Elliget,

Seller

And

Janine and Bradford G.C. Love,

Buyers

After recording, return to:

David B. Mills, Esq. Attorney at Law 115 W. 8th Ave., Suite 390 Eugene, OR 97401

STATE OF OREGON)

)ss.

County of Lane

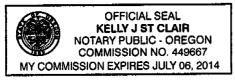
I, David B. Mills, having first been duly sworn, do depose and say that:

I am the attorney for Candace Amborn, Trustee of the bankruptcy estate of John Elliget and Gina Elliget, US Bankruptcy Court, District of Oregon, Case No. 09-64244-fra7.

On November 1, 2011 I caused to be mailed to Janine and Bradford G.M. Love the Notice of Default, which was recorded at Instrument No. 2011-012404, by First Class Mail and Certified Mail with Return Receipt Requested to their last known address. Copies of the Certified Mail Receipts are attached hereto.

David B. Mills, Attorney for Candace Amborn, Trustee

Personally appeared before me on January 18, 2012 David B. Mills, Esq. Attorney for Candace Amborn, Trustee and acknowledged the foregoing to be his voluntary act and deed.



Notary Public for Oregon
My Commission Expires: 7/6/14

2225 0005 6192 7006 2760 Street, A_j or PO Bo

Certified Fee

For delivery information visit our website at ww

CEHTIFIED WAIL:.. RECEIP
Comestic Mail Only; No Insurance Coverage

insba.com@

Restricted Delivery Fee (Endorsement Required) Return Receipt Fee (Endorsement Required)

Total Postana & Feas | \$

City, Stat

Spring, TX 77383-1177

ES FO

Sent To

Article Addressed to: PS Form 3811, February 2004 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. CAM / ELLIGET Article Number Spring, TX 77383-1177 P.O. Box 1177 (Transfer from service label) Janine & Bradford G.M. Love 7006 Domestic Return Receipt 2000 005 D. Is delivery address different from Item 1? Service Type Restricted Delivery? (Extra Fee) ☐ Registered ☐ Insured Mail If YES, enter delivery address below: Certified Mall 2619

☐ Express Mall☐ Return Receipt for Merchandise☐ C.O.D.

☐ Yes

95-02-M-1540

■ Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.

Print your name and address on the reverse

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature

×

B. Received by (Printed Name)

C. Date of Delivery ☐ Agent ☐ Addressee

S ∰

Postage \$.44 Postage \$.44 Postage \$.44 Postmark Certified Fee 2.85 Postmark Restricted Delivery Fee Endorsement Required) Restricted Delivery Fee Endorsement Required Restricted Delivery Fee Restricted Delivery Fee

Postmark Here

For delivery information visit our website at www.usps.com. Total Postage & Fees | \$ stic Mail Only, No Insurance Coverage 21 Waterway, Suite 300 Attn: Janine Love, Broker The Woodlands, TX 77380 Exceptional Realty \mathcal{V} N \bigcirc O PS Form 3811, February 2004 SENDER: COMPLETE THIS SECTION Ţ Ţ Article Number Article Addressed to: 'n Complete Items 1, 2, and 3. Also complete Item 4 If Restricted Delivery is desired. is Ç, CAM / ELLIGET so that we can return the card to you. Attach this card to the back of the mailplece, Print your name and address on the reverse or on the front if space permits. (Transfer from service label) The Woodlands, TX 77380 21 Waterway, Suite 300 Attn: Janine Love, Broker Exceptional Realty Postmark Here 7006 Domestic Return Receipt 0922 COMPLETE THIS SECTION ON DELIVERY B. Received by (Printed Name) A. Signature က D. is delivery address different from item 1? Certified Mail Registered Insured Mail Restricted Delivery? (Extra Fee) Service Type If YES, enter delivery address below: 0005 김대명 ☐ Express Mall ☐ Return Receipt for Merchandise ☐ C.O.D. 7006 2760 0002 6745 2171 171 City, State or PO Bo Sent To Return Receipt Fee (Endorsement Required) Street, A Restricted Delivery Fee (Endorsement Required) U.S. F For delivery information visit our website at www.usps.com $_{\oplus}$ CERTIFIED MAIL... RECEIPT Total Postage & Fees C. Date of Delivery estic Mail Only; No Insurance Coverage Provided) Certified Fee ☐ Agent ☐ Addressee ₩ ₩ ₩ 02595-02-M-1540 21 Waterway, Suite 300 Attn: Janine Love, Broker Exceptional Realty Postage Yes Se.

7006

Street, Aj or PO Bo Sent To

Cily, Stan

PS Form

The Woodlands, TX 77380

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Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required)

US. Postal Salvice in GERTIFIED MIAIL. RECEIPT (Domestic Mail Only, No Insurance Coverage Provided). (Connestic Mail Only, No Insurance Coverage Provided). (Connestic Mail Only, No Insurance Coverage Provided). (Coverage Provided). (Cover	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 malipiece, or on the front if space permits. Article Addressed to: Exceptional Realty Attn. Janine Love 2107 Lexington Woods Dr. Spring, TX 77373-3109 CAM / ELLIGET 2. Article Number [Transfer from service label] PS Form 3811, February 2004 Domestic Re
7006 2760 0005 6192 2164	A. Signature X B. Received by (Printed Name) D. Is delivery address different from ite if YES, enter delivery address below if YES, enter delivery address b
U.S. Postal Service in CERTIFIED MAIL RECEIPT (CERTIFIED MAIL RECEIPT (CONTRESTIC Medi Only: No Insurance Coverage Proof of Control on Usit our website at www.usps (Endorsement Required) Postage \$ 444 Postage \$ 2,85 Return Recept Fee (Endorsement Required) Total Postage & Fees \$ 5,54 Total Postage & Fees \$ 5,54 Siried: Attn: Janine Love or Postage 2107 Lexington Woods Dr. Postage Spring, TX 77373-3109	Agent Addressee

n visit our website at www.usps.come

Postmark Here

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