## 2012-000503 Klamath County, Oregon



Recording Cover Sheet	00112672201200005030130130
All Transactions (ORS 205.234)	01/20/2012 08:43:52 AM Fee: \$9
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	
Medford, OR 97501-0214	
1. Name / Title of Transaction (ORS 205.234 (	1a))
Affidavit of Forfeiture of Unrecorded Land Sal	e Contract
2. Grantor / Direct Party Name and Address (	ORS 205.125 (1b), 205.160 & 205.234 (1b))
Candace Amborn, Trustee of the Bankruptcy F	Estate of John Elliget and Gina Elliget
P.O. Box 580	
Medford, OR 97501-0214	
3. Grantee / Indirect Party Name and Address	s (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 93.030	0)
To extent applicable, consideration is value of	ther than money
5. If this instrument is being re-recorded, com	plete the following statement (ORS 205.244)
Re-recorded at the request of	
to correct and and	
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.

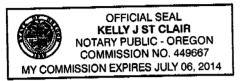
The real property subject to the **UNRECORDED** land sale contract referenced in the attached notice of default is described as:

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: 16/14

### 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)

County of Lane

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

OFFICIAL SEAL
KELLY J ST CLAIR
NOTARY PUBLIC - OREGON
COMMISSION NO. 449667
MY COMMISSION EXPIRES JULY 06, 2014

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. 8<sup>th</sup> 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. 8<sup>th</sup> Ave., Suite 390 Eugene, OR 97401

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

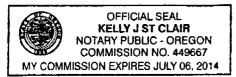
Lot 1, Block 12, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

4-4

# 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. 8<sup>th</sup> 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.

OFFICIAL SEAL
KELLY J ST CLAIR
NOTARY PUBLIC - OREGON
COMMISSION NO. 449667
MY COMMISSION EXPIRES JULY 06, 2014

Notary Public for Oregon
My Commission Expires:

7/6/14

2760 0005 6192 2225 7006 6. SERVER Street, A<sub>j</sub> or PO Bo Sent To

City, Stat PS Form

Spring, TX 77383-1177

P.O. Box 1177

Janine & Bradford G.M. Love

7006

Sent To

Janine & Bradford G.M. Love

Street, A<sub>1</sub> or PO Bo City, Stat

P.O. Box 1177

Spring, TX 77383-1177

BS Form

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PS Form 3811, February 2004

(Transfer from service label)

Article Number

7006

CAM/ELLIGET

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

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

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. Print your name and address on the reverse

Article Addressed to:

Janine & Bradford G.M. Love

Spring, TX 77383-1177

P.O. Box 1177

#### Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required) For delivery information visit our website at www.usps.com⊚ Total Postage & Fees | \$ stic Mail Only; No Insurance Coverage Certifled Fee 21 Waterway, Suite 300 Attn: Janine Love, Broker The Woodlands, TX 77380 Exceptional Realty Poslage Sial Service 12 $\mathcal{V}$ O PS Form 3811, February 2004 SENDER: COMPLETE THIS SECTION Ţ Ĺ Article Number Article Addressed to: Complete Items 1, 2, and 3. Also complete Item 4 If Restricted Delivery is desired. ۔ کے Ç, CAM / ELLIGET or on the front if space permits. 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 (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 ω 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 김무대 ☐ Return Receipt for Merchandise ☐ C.O.D. ☐ Express Mall 7006 2760 0005 6192 2171 1272 City, State or PO Bo Sent To Restricted Delivery Fee (Endorsement Required) Street, Au Return Receipt Fee (Endorsement Required) Total Postage & Fees For delivery information visit our website at www.usps.com $_{\oplus}$ CERTIFIED MAIL... RECEIPT U.S. Postal Service C. Date of Delivery estic Mail Only; No Insurance Coverage Provided) Certified Fee ☐ Agent ☐ Addressee 102595-02-M-1540 ₩ ₩ ₩ 21 Waterway, Suite 300 Attn: Janine Love, Broker **Exceptional Realty** The Woodlands, TX 77380 Postage Se. Yes

7006

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U.S. Postal Service in CEHTIFIED MAIL RECEIPT (Domestic Met Only; No insurance coverage Provided)  Postage For delivery information visit our website at www.usps.comb  Certified Fee 2.85  Restricted Delivery Fee (Endorsament Required)  Total Postage & 5.59  Total Postage & 5.59  Total Postage & 5.59  Sent To Exceptional Realty  Sined: A Attn: Janine Love  Or POB: 2107 Lexington Woods Dr.  Postage Spring, TX 77373-3109  Liona	PS Form 3811, February 2004 Domestic Return Receipt	2. Article Number (Transfer from service label) 7006 2	Spring, TX 77373-3109  CAM / Emisst	Exceptional Realty Attn: Janine Love	1. Article Addressed to:	<ul> <li>SENDER: COMPLETE THIS SECTION</li> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>
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