



04/03/2013 03:38:24 PM

Fee: \$57.00

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AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Irma Wethern
7015 Widgeon Lane
Bonanza, OR 97623

DECLARATION OF FORFEITURE

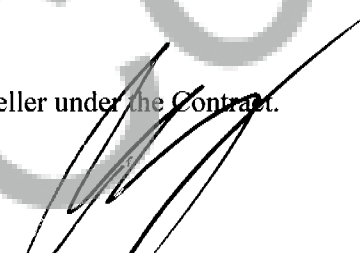
STATE OF OREGON)
)
County of Klamath) ss.

I, Nathan J. Ratliff, under oath, state as follows:

1. This declaration pertains to that certain Land Sale Contract (Contract) between **Robert V. Wethern, Sr.**, as Seller, and **Kyle Ross and Julia Schoon, Husband and Wife**, as Purchaser, a memorandum of which was recorded on August 8, 2005, Instrument No. M05-61406, Official Records of Klamath County, Oregon, which covers that certain real property situated in Klamath County, Oregon, which has no street address and is more particularly described as follows:

Parcel 1 of Land Partition 26-02 being a replat of Lot 68, Block 12,
Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1. (R388556)

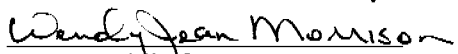
- 2. An Affidavit of Mailing of Notice of Default, with a copy of the Notice of Default attached (Notice), was recorded on January 17, 2013, Instrument No. 2013-000627, Official Records of Klamath County, Oregon.
- 3. The default described in the Notice was not cured within the time specified, as required by ORS 93.915.
- 4. The Contract is hereby declared forfeited.
- 5. I make this declaration as the Attorney for Seller under the Contract.



Nathan J. Ratliff
Attorney for Seller

This instrument was acknowledged before me on April 2, 2013, by Nathan J. Ratliff.




Wendy Jean Morrison
Notary Public for Oregon
My commission expires: June 7, 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.* Land Sale Contract (Contract) between **ROBERT V. WETHERN, SR.**, as Seller, and **KYLE ROSS and JULIA SCHOON, Husband and Wife**, as Purchasers, which agreement was signed and entered into on July 6, 2005, regarding which a Memorandum of Contract of Sale was recorded on August 8, 2005, in Book M05 Page 61405 of the Real Property Records of Klamath County, Oregon.

The real property subject of the herein above described contract was conveyed to **IRMA WETHERN** by Deed of Personal Representative recorded December 26, 2012, as Instrument No. 2012-014336 of the Official Records of Klamath County, Oregon.

2. *Property.* The property which is the subject of the Contract has no street address and is more particularly described as follows:

Parcel 1 of Land Partition 26-02 being a replat of Lot 68, Block 12, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1. (R388556)

3. *Nature of Default.* The default consists of Purchasers' failure to make timely payment of the amount due under the Contract. Specifically, Purchasers failed to make monthly payments in the amount of \$285.45 for the months of July 2011, August 2011, September 2011, October 2011, November 2011, December 2011 and January 2012.

4. *Amount of Default.* The amount of default is \$15,871.13, plus ten percent (10%) interest from August 1, 2012.

5. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by (70 DAYS FROM TODAY'S DATE)

6. *How to Cure Default.* The default will be cured if by March 27, 2013, the following occurs:

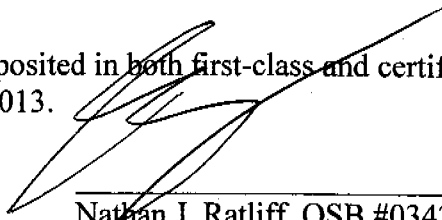
6.1 The sum of \$15,871.13, plus interest at 10% per annum from August 1, 2012, until payment in full, is *received*, on account of the Contract, by Parks & Ratliff, P.C.

7. *Name and Address of Attorney for Seller.*

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

EXHIBIT A
PAGE: 1 OF 2

8. *Date Notice Mailed.* This notice is being deposited in both first-class and certified mail with return receipt requested, on January 16, 2013.



Nathan J. Ratliff, OSB #03426
of Attorneys for Seller

Unofficial
Copy

EXHIBIT A
PAGE: 2 OF 2

7009 2250 0002 9123 4181

U.S. Postal Service TM
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Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To **Julia Schoon**
 Street, Apt. No.;
 or PO Box No. **7612 Hwy 26**
 City, State, ZIP+4 **Valley Springs, CA 95252**

PS Form 3800, August 2006 See Reverse for Instructions

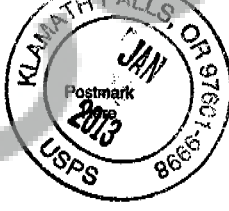
7009 2250 0002 9123 4204

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Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To **Kyle Ross**
 Street, Apt. No.;
 or PO Box No. **7612 Hwy 26**
 City, State, ZIP+4 **Valley Springs, CA 95252**

PS Form 3800, August 2006 See Reverse for Instructions

EXHIBIT B
PAGE: 1 OF 1