

2019-014333

Klamath County, Oregon



00251391201900143330020021

12/10/2019 03:04:00 PM

Fee: \$87.00

RECORDING REQUESTED BY :
KENT S. TAYLOR)
5402 Bull Run Circle)
Austin, Texas 78727)

SEND FUTURE TAX STATEMENTS TO:
AND WHEN RECORDED MAIL TO:
KENT S. TAYLOR)
5402 Bull Run Circle)
Austin, Texas 78727)

NOTICE OF TERMINATION & Default on Contract for Deed
with Kent Taylor/ *Kent S. Taylor*¹⁴
Lot 1, Block 3, Tract 1168

Kent S. Taylor (aka Kent Taylor), hereby referred to as SELLER entered into a Contract for deed with Wanda D. Peck, Harvey Kerst, and Melody Kerst, as joint tenants, hereby referred to as BUYER, on April 29, 2017 (the "Contract").

Pursuant to that contract, Buyer agreed to purchase for the sum of \$29,900 plus interest, the property legally described as Lot 1, Block 3, Tract 1168 being located in Klamath County, Oregon (jointly referred to as the "Property"). Pursuant to the Contract, BUYER was to Pay Kent Taylor for the property the sum of \$27,900, plus interest on the unpaid principal at the rate of 7% per annum commencing on June 1, 2017 until paid in full. BUYER paid a down-payment/earnest money amount of \$2000. Unpaid principal and accrued interest was to be payable in monthly installments of \$286.92 commencing on June 1, 2017 and continuing until May 1, 2029, at which time all remaining unpaid principal and interest would be due in full. Upon payment in full of the total purchase price including all accrued interest, late fees and other penalties, title would be transferred from Kent Taylor to BUYER

Therefore, BUYER has failed to make payments due on May 1, 2019 thru December 1, 2019. Late fees were applied to each of the unpaid amounts. By that/those letter(s) sent on August 10, 2019, BUYER was provided 10 days to cure the defaults, but has failed to do so.

Pursuant to the Contract for deed, if default is not cured within 10 days after providing written notice to the defaulting party the SELLER may elect to cancel/Terminate the contract. Since BUYER has failed to cure the defaults for which notice was provided on August 10, 2019, within 10 days after receiving the Notice, Kent Taylor hereby provides notice that this contract for Deed is **cancelled and terminated, effective immediately**. Pursuant to the Remedies on Default provision in the contract, Kent Taylor, as seller, is entitled to keep all monies paid to him to date under the Contract; however, BUYER is relieved from any obligation to make any additional payments.

Please be advised that Kent Taylor will record a copy of this Notice of Termination with the Clerk & Recorder for Klamath County Oregon since a recorded a copy of the Contract for Deed

RECERTION/BOOK #2019-008125 on July 18 2019 with the Clerk and Recorder for Klamath County.

On this 6th day of December 2019, in the County of Williamson, State of Texas, I/we herewith sign this Grant Deed.

Kent S. Taylor
KENT S. TAYLOR

State of Texas)
) ss

County of)

On this the 6th day of December, 2019, before me, the undersigned, a notary public in and for said County and State, personally appeared Kent S. Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Whitney Thomas
Signature of Notary

