



00283805202100108890050055

07/14/2021 10:26:00 AM

Fee: \$102.00

Affidavit of Forfeiture of Land Contract

This affidavit is prepared in accordance with ORS 93.930

Property Description :

Lot 3, Block 17 and Lot 1 Block 18 Chelsea Addition to the City
of Klamath Falls, APN R433542 R738624

Map Tax Lot R3809-019AD-02800-000
R3809-019AD-03100-000

In May of 2019, I, Anthony Taft, entered into a land contract to sell the
above referenced property to Matthew Brewer. In June of 2020 Matthew Brewer
stopped paying the agreed payment of \$110 per month. On December 14, 2020
I, Anthony Taft, sent Mr Brewer a notice of default giving him 60 days to
cure the default. On February 16, 2021 the the contract was not cured and
thus forfeited.

Please find attached the notice of default and proof of mailing

OATH OR AFFIRMATION

State of Virginia
County of Chesterfield

I swear or affirm that the information on this document is true and correct under
penalty of perjury.

Anthony Bruce Taft

05/26/2021

Affiant's Signature Date

Sworn to or Affirmed before me this date:

05/26/2021

By

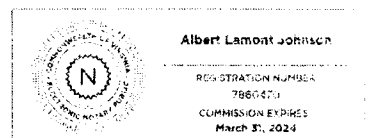
Albert Lamont Johnson

My Commission Expires:

03/31/2024

Albert Lamont Johnson

Deputy Clerk or Notary Public Electronic Notary Public



Notarized online using audio-video communication

After Recording Return to:
Anthony Taft
19821 Seeley CR. Rd unit A
Alsea, Oregon 97324

Notice of Default

Anthony Taft
19821 Seeley Creek Rd Unit A
Alsea, Oregon 97324
541-487-5542
Rusty17@protonmail.com

Matthew Brewer
825 Grant St. # 5
Klamath Falls OR 97601
630-815-3051
mtthwbrwr1990@gmail.com

December 14, 2020

Notice of Default (ORS 93.915)

Our land contract has been in default since June of this year. Per the terms of the contract,
(see attached) you have 60 days to cure the default by bringing the contract current. That means
paying the June through December payments - \$770. I have included an accounting of all the
payments made so far on this contract.

If the default is not cured (paid) the contract will be forfeit on February 16, 2021.

This notice meets the requirements set out in Oregon Revised Statute 93.915

Attachments : 1- Accounting of prior payments
2- Copy of land Contract

Accounting of payments

Purchase price \$12,000

Initial Payment \$500

Financing of the balance \$11,500 over
15 years @ 8%.

Agreed to monthly payments on \$109.90 until
April 22, 2034, with prepayment 25% discount.

May 20, 2019 - \$110
Jun 3, 2019 - \$110

Missed July and Aug but
began paying again Sept 19
No penalties assessed

Sept 27, 2019 - \$110
Oct 11, 2019 - \$110
Nov 8, 2019 - \$110

Missed December 19

Jan 3 2020 - \$110
Feb 27 2020 - \$110
Apr 20, 2020 - \$110
May 12, 2020 - \$110

No payments since May, in default

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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 mailpiece, or on the front if space permits.

1. Article Addressed to:

*Matthew Brewer
225 Grant St #5
Klamath Falls, OR 97601*



9500 9402 6075 0125 0652 09

7018 1830 0001 8855 1552

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

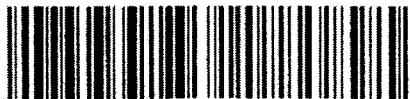
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery | |

USPS TRACKING #



9590 9402 6075 0125 0652 09



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

A. Taft
19821 Seeley Cr. Rd
Unit A
Astoria, OR 97132-9732