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BOOK 100 PAGE 673

NOTICE OF INTENT TO DECLARE A FORFEITURE
OF AND CANCEL REAL ESTATE CONTRACT PURSUANT
TO RCW 61.30

FILED FOR RECORD
SKAMANIA CO. WASH
BY JAMES D. HAMILTON

MAR 28 2 51 PM '86

A. J. Nelson, Dep.
AUDITOR
GARY M. OLSON

TO: ROBERT GENE KALANDER AND LYNNE ANNE KALANDER

WHEREAS, on November 12, 1981, Robert Gene Kalander and Lynne Anne Kalander, as purchasers, and Jack A. Sunseri, as seller, entered into a contract recorded under auditors No. 93397 for the purchase and sale of certain real estate situated in Skamania County, State of Washington, and more particularly described as follows:

That portion of the Northwest Quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, described as follows: Lot 3 of S.A.F.E. Short Plat No. 3 recorded June 10, 1981, in book 2 of Short Plats at page 217, under Auditors file No. 92582.

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the contract is now in default in that you have failed, neglected, and refused to pay the installments as required by the contract, and they are now delinquent as follows:

Failed to pay the entire principal and interest due by December 31, 1984.

YOU ARE FURTHER HEREBY NOTIFIED that unless the payments now in default under the Real Estate Contract as referred to above are made by July 1, 1986 the undersigned legal owners of the real estate

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In S
To S
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WSB #9650

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described in the Real Estate Contract will declare a forfeiture of said contract. The effect of such forfeiture will be:

(i) All right, title, and interest in the property of the purchaser and, to the extent elected by the seller, of all persons claiming through the purchaser shall be terminated; (ii) the purchaser's rights under the contract shall be canceled; (iii) all sums previously paid under the contract shall belong to and be retained by the seller or other persons to whom paid and entitled thereto; (iv) all improvements made to and unharvested crops on the property shall belong to the seller; and (v) the purchaser shall be required to surrender possession of the property, improvements, and unharvested crops to the seller ten days after the forfeiture.

The purchaser or any person claiming through the purchaser has the right to contest the forfeiture or to seek an extension of time to cure the default, or both, by commencing a court action prior to the effective date of forfeiture.

BE FURTHER ADVISED that you are required to pay the above sums for delinquent payments in full. In the event that you make a partial payment during the pendency of this Notice, credit will be given toward the balance due. However, the undersigned reserves the right to proceed immediately against you unless all defaults

are cured in full prior to the expiration of this Notice. Partial payment will not constitute a waiver of the undersigned to proceed against you unless said waiver is given in writing by the undersigned. Credit for payments made will be deducted from the balance due and owing.

The total sum seller believes to be due and owing is:

11,821.28 principal and accrued interest

160.60 title report

350.00 fees

12,331.88 TOTAL

If you believe this sum to be an error please contact seller's attorney as listed below.

Sellers Address:

JACK SUNSERI
31 Crest Rd.
Lafayette, CA
415-283-6233

Sellers Attorney:

JAMES D. HAMILTON
310 W. 11th St.
Vancouver, WA 98660
206-694-2333

JAMES D. HAMILTON
Attorney for Seller

Personally appeared before me this 25 day of March, 1986, James D. Hamilton known to me to be the same and executed the above and foregoing instrument as his free and voluntary act.

March 25, 1986
NOTARY PUBLIC in and for the State of Washington, residing at Vancouver

NOTICE OF INTENT TO DECLARE A FORFEITURE
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REAL ESTATE EXCISE TAX
MAR 28 1986

PAID WA
John R. Hylman, Deputy
SKAMANIA COUNTY TREASURER

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