

AMENDEDNOTICE OF INTENT TO FORFEITPURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.30

TO: DENNIS D. SCHULTZ
P.O. Box 723
Carson, Wa.

FILED FOR RECORD
SKAMANIA CO. WASH
BY JOHN R. FOX
ATTORNEY AT LAW
JUL 21 4 21 PM '86
d. News, Dep
AUDITOR
GARY M. OLSON

YOU ARE HEREBY NOTIFIED that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

(A) The name, address and telephone number of the seller and, if any, the seller's agent or attorney giving notice:

HARRY A. & VIVIAN HARTELOO

JOHN R. FOX

SELLER

ATTORNEY

15018 N.E. 319th Street

P.O. Box 5

Battle Ground, Wa. 98604

Battle Ground, Wa. 98604-0005

ADDRESS

ADDRESS

687-2633

(206) 687-3149

TELEPHONE NUMBER

TELEPHONE NUMBER

(b) Description of Contract: Real Estate Contract dated July 30, 1985, executed by HARRY A. & VIVIAN HARTELOO, husband and wife,, as seller, and DENNIS D. SCHULTZ, a single man,, as purchaser, which Contract or a memorandum thereof was recorded under No. 99689 Bk. 84, Page 875 on July 31, 1985, records of Skamania County, Washington.

(c) Legal description of property:

A tract of land in Lot 8 of Oregon Lumber Company's subdivision, according to the official plat thereof on file and of record at page 29 of Book "A" of Plats, Records of Skamania County, Wa., in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, more particularly described as follows:

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JOHN R. FOX
CHARLES J. KINNUNEN
ATTORNEYS AT LAW
JOHN R. FOX LAW OFFICE
P. O. BOX 5
BATTLE GROUND, WASHINGTON 98604-0005
TELEPHONE (206) 687-3149

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Beginning at the Northwest corner of the said Lot 8; thence South 150 feet; thence East 286 feet; thence North 150 feet to intersection with the North line of said Lot 8; thence West along said North line 286 feet to the point of beginning.

(d) Description of each default under the Contract on which the notice is based:

1. Failure to pay the following past due items, the amounts and an itemization for which are given in (g) and (h) below: \$6,000.00 balloon payment due 10/1/85 and delinquent 1986 real property taxes in the sum of \$312.07, plus penalties and interest

2. Other Defaults:

(e) Failure to cure all of the defaults listed in (g) and (h) on or before November 1, 1986, will result in the forfeiture of the Contract.

(f) The forfeiture of the Contract will result in the following:

1. All right, title and interest in the property of the purchaser and of all persons claiming through the purchaser given this notice shall be terminated;
2. the purchaser's rights under the Contract shall be cancelled;
3. all sums previously paid under the Contract shall belong to and be retained by the seller or other person to whom paid and entitled thereto;

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4. all improvements made to and unharvested crops on the property shall belong to the seller; and

5. the purchaser and all persons claiming through the purchaser given this notice shall be required to surrender possession of the property, improvements and unharvested crops to the seller on November 15, 1986.

(g) The following is a statement of money in default, or an estimate thereof, and for any defaults not involving the failure to pay money the action(s) required to cure the default:

1. Monetary Delinquencies:

ITEM	AMOUNT
Balloon payment due 10/1/85	6,000.00
Delinquent 1986 Real Property	
Taxes	312.87, plus interest & penalties
TOTAL:	6,312.87, plus interest & penalties

2. Action(s) required to cure any non-monetary default:

(h) The following is a statement of other payments, charges, fees and costs to cure the default:

ITEM	AMOUNT
1. Costs of title report	288.02
2. Service/posting of Notice of Intent to Forfeit (estimated)	20.00
3. Copying/postage	25.00
4. Attorney's fees	350.00
5. Long Distance Phone charges	5.00
6. Late charges	
7. Recording fees	20.00
8.	

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CHARLES J. KINNUNEN
ATTORNEYS AT LAW

JOHN R. FOX LAW OFFICE
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TELEPHONE (360) 897-3149

TOTAL:

708.02

The total amount necessary to cure the default is in the sum of the amounts in (g) (1) and (h), which is \$ 7,020.89, plus the amount of any payments and late charges which fall due after the date of this Notice of Intent to Forfeit and on or prior to the date the default is cured. Monies required to cure the default may be tendered to: JOHN R. FOX, ATTORNEY AT LAW, at the following address: P.O. Box 5, Battle Ground, Washington 98604-0005.

(i) 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 November 1, 1986.

NO EXTENSION IS AVAILABLE FOR DEFAULTS WHICH ARE A FAILURE TO PAY MONEY.

(j) Additional Information:

NONE

EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any Notice of Intent to Forfeit which was previously given under this Contract and which deals with the same defaults, with the exception of the monthly payments.

Dated this 16th day of July, 19 86.

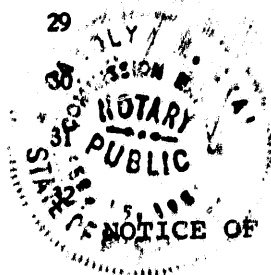
John R. Fox
JOHN R. FOX
ATTORNEY FOR SELLER
P.O. Box 5
Battle Ground, Wa. 98604-0005

STATE OF WASHINGTON)
) ss:
County of Clark)

On the 16th day of July, 19 86,
JOHN R. FOX, known to me to be the person who signed the foregoing NOTICE OF INTENT TO FORFEIT, personally appeared before me and acknowledged that he signed the same as his free and voluntary act and deed.

GIVEN under my hand and seal this 16 day of July, 19 86.

Carolyn M. Craig
NOTARY PUBLIC in and for the State
of Washington, residing at:
Vancouver
My Commission expires: 2/15/89



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